



Edmonton **03 Matt Berry** **LP: \$499,900**
6439 159 AV NW **SP:** 

ACTIVE

Type: Detached Single Family **Listing ID#:** E4175870
Style: 1 and Half Storey **Bdrms Above:** 3
Year Built: 1991 **Bdrms Total:** 4
Full Baths: 3 **Basement:** Full
Half Baths: 1 **Bsmnt Dev:** Fully Finished
Tot A.G. SqFt: 2,257.64 **Tot A.G. SqM:** 209.74

Welcome to this IMMACULATE custom home with a WALKOUT BASEMENT. Located on a quiet CUL-DE-SAC, and with almost 3400sqft of living space, 4 bdrms, 4 baths and a den, it's perfect for a FAMILY. You'll notice the LUXURY immediately with the VAULTED CEILINGS, NATURAL LIGHT and other upgrades like NEWER APPLIANCES, MAIN FLOOR LAUNDRY, a CUSTOM CALIFORNIA CLOSET by the garage entry, and EXTRA WIDE STAIRS. Head up to the LARGE MASTER SUITE and you'll find a PRIVATE BALCONY, OVERSIZED CLOSET, and a RECENTLY RENOVATED ENSUITE with a soaker tub, shower, and HEATED FLOORS. The FULLY FINISHED BASEMENT has additional living space, one bedroom, a 3pc bath, and PLENTY OF STORAGE. You'll have your own oasis in the stunning, PROFESSIONALLY LANDSCAPED YARD with IRRIGATION SYSTEM. The OVERSIZED GARAGE has a FLOOR DRAIN, perfect for snow run-off, and a NATURAL GAS HOOK-UP. The EXTRA LONG DRIVEWAY is perfect for RV/Trailer storage. Other features include: newer central vac system, furnace-2014, shingles-2016, central AC-2014.

Directions:

Virtual Tour: <https://youtu.be/jd6e5uL4pg8> **Brochure:** <http://www.6439-159ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	1	1	0	0	Main:	124.08	1,335.60
Ensuite Baths:		0	0	1	0	0	Uppr:	85.66	922.04
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Y Fireplace Type: Brick Facing, Glass Door, Mantel Fireplace Fuel: Gas						Lowr:	105.69	1,137.65
Parking:	Double Garage Attached, Over Sized						BIGd:		
Garage Dim:	Prk Encl/Ttl: 2 / 4						Total A.G.:	209.74	2,257.64

Living Room:	4.57x3.66	M	Master Bedroom:	4.57x4.27	U	Second Family Room	5.49x3.66	B
Dining Room:	3.66x3.05	M	Bedroom 2:	3.96x3.35	U	Laundry Room	1.83x1.52	M
Kitchen:	3.66x2.74	M	Bedroom 3:	3.66x2.44	U	Utility Room	4.27x3.05	B
Family Room:	3.81x3.51	M	Bedroom 4:	3.35x3.35	B			
Den:	3.66x2.44	M	Recreation Room	3.05x2.44	B			
Bonus Room:								

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Brick, Vinyl	Features:	Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Programmable Thermostat, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement
Site Influences:	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden		

Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two

Restrictions: Utility Right Of Way

Goods Excluded:

Warranty:

Elem School: Dr. Donald Massey School **Jr. High School:** Dr. Donald Massey School **Sr High School:** M.E. Lazerte School

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2: **Lot Shape:** Rectangular **Lot Dimen:**

Frontage: **Depth:**

Conform: **Conform Yr:** **Zoning:** RF1

Taxes: \$4,069.79 2018 **Front Expos:** East

Local Improve: