



## Edmonton Alberta

\$539,977

Beautifully Maintained & Upgraded Original Owner Bi-Level in Matt Berry with 3+2 Bedrooms, 3 Full Baths & 2180sf of Living Space. Offering an Open Concept Floorplan on the Main w/ Luxury Vinyl Plank Flooring, Soaring Vaulted Ceilings & Numerous Upgrades Throughout Incl; Kitchen Cabinets, Granite Counters, Sink, Appliances & Fixtures. Bathroom Vanities, Sinks & Faucets. Stair Railings & Balusters. Ideal for Families w/ Spacious Living & Dining Spaces, Upper Primary Suite w/ Walk-In Closet & 4pc Ensuite w/ Jetted Tub, 2 Additional Bedrooms (one currently used as a dressing room) on the Main Level & Fully Finished Basement w/ 2 Bedrooms, 3pc Bath & Large Family Room. Enjoy Your Fully Landscaped Outdoor Space w/ No Maintenance Vinyl Fencing & Composite Decking, Poured Concrete Firepit & Storage Shed. Other Improvements Incl; Furnace, A/C & Shingles (2022) Garage OH Door (2025). Matt Berry is a Family Centric Community close to walking trails, schools & all amenities. Shows 10/10! (id:6769)

Family room 19' x 14'1"

Bedroom 4 10'9" x 13'8"

Bedroom 5 10'7" x 10'

Laundry room 11'2" x 13'8"

Living room 11'9" x 19'1"

Dining room 10'7" x 12'5"

Kitchen 9'1" x 12'9"

Bedroom 2 11'11" x 12'7"

Bedroom 3 11'10" x 10'9"

Primary Bedroom 13'8" x 15'1"

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://bradpipella.com/>



**RE/MAX River City**

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