



## 6512 154 Avenue Edmonton AB

\$524,900

Rare opportunity to own a nice & large family home with a FINISHED BASEMENT w/ separate entrance, in a quiet cul-de-sac, at an excellent price. With over 3,400 sq.ft. of living space, this is the ideal property for inter-generational families! Upon entering this home, the vaulted and high ceilings will impress. Adjacent is a full kitchen w/ an eat-in island, and a spacious dining room w/ large patio door onto a large deck and spacious and private backyard. The family room offers a large and inviting fireplace ideal for intimate moments with loved ones. Enjoy a full bedroom, and 3 pce bathroom, and access to your ATTACHED DOUBLE CAR GARAGE. Upstairs offers a large primary bedroom w/ ensuite bathroom and soaker tub, and 2 spacious bedrooms, and 4 pce main bathroom. Another full kitchen & dining area, 2 rooms, 3 piece bathroom & second family room w/ fireplace complete the basement. Matt Berry is a quiet and family-oriented neighborhood nearby to the sought after Lake District. Welcome home!

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

johnphoa@outlook.com  
www.johnphoa.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca