

## \$205,900 - 423 5951 165 Avenue, Edmonton

MLS® #E4443356

**\$205,900**

2 Bedroom, 2.00 Bathroom, 780 sqft

Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

### INVESTORS OR FIRST TIME

**HOMEBUYERS!** This top-floor 2 bedroom, 2 bathroom condo in a quiet 4-story building features an open-concept layout with large windows and spacious living areas. This unit offers great value because both bedrooms are generously sized, with a walk in closet and ensuite bathroom for the master bedroom. Enjoy 2 titled parking stalls (one underground, and one surface) a rare perk in this price range. The building also offers amenities such as a fitness center, resident lounge, and secure entry for peace of mind. Located just minutes from retail stores, grocery stores, and all the essentials for daily living make running errands a breeze. Plus easy access to schools, hospitals, and the Anthony Henday for quick commuting. This condo provides affordable, low-maintenance living in a thriving community.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443356  |
| Price          | \$205,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 780       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 423 5951 165 Avenue |
| Area        | Edmonton            |
| Subdivision | Matt Berry          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 0J6             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room |
| Parking   | Heated, Insulated, Parkade, Stall, Underground                              |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 03         |
| Condo Fee      | \$518           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 27th, 2025 at 11:17pm MDT