

## \$220,000 - 312 5951 165 Avenue, Edmonton

MLS® #E4450767

**\$220,000**

2 Bedroom, 2.00 Bathroom, 994 sqft

Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to this well-maintained 2 bedroom + den, 2 full bathroom condo in the desirable Matt Berry community. This unit comes with 2 titled parking stalls—one heated underground and one above ground—making it ideal for first-time buyers, professionals, or investors. The functional layout includes a spacious primary bedroom with walk-in closet and 4-piece en-suite, a second full bathroom, and a versatile den perfect for a home office or guest room. The kitchen features stainless steel appliances and has plenty of storage, and the west-facing balcony includes a convenient gas BBQ hookup. Additional highlights: in-suite laundry and access to building amenities including a fitness and social room. Conveniently located near public transit, shopping, schools and with quick access to Anthony Henday Drive and Manning Town Centre, making this a smart investment in a growing area! This property needs to be seen in person to be fully appreciated!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450767  |
| Price     | \$220,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 994                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312 5951 165 Avenue |
| Area        | Edmonton            |
| Subdivision | Matt Berry          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 0J6             |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Social Rooms, Vinyl Windows |
| Parking Spaces | 2                                                                                     |
| Parking        | Heated, Parkade, Single Indoor, Stall, Underground, See Remarks                       |

### Interior

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

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 1st, 2025  
Days on Market                65  
Zoning                              Zone 03  
Condo Fee                        \$632

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