

Courtesy Of Tim Taneja Of Century 21 Smart Realty

## \$199,999 - 118 5951 165 Avenue, Edmonton

MLS® #E4446620

**\$199,999**

2 Bedroom, 2.00 Bathroom, 902 sqft

Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

Stylish 2-Bed, 2-Bath Condo in Desirable Matt Berry Welcome to this bright and modern 2-bedroom, 2-bath condo located in the sought-after community of Matt Berry. With over 900 sq ft of well-designed living space, this unit offers an ideal layout for comfort and functionality. The open-concept floor plan features a spacious living area that flows seamlessly into the dining room and modern kitchen. Youâ€™ll love the contemporary finishes, including a large island, built-in microwave hood fan, and plenty of cabinetry â€“ perfect for entertaining or everyday living. The primary bedroom is a private retreat with a 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or family. Enjoy the convenience of in-suite laundry and ample storage throughout. Located close to parks, schools, shopping, and public transit, this condo offers great value and a low-maintenance lifestyle. Whether you're a first-time buyer, downsizer, or investor â€“ this one checks all the boxes!

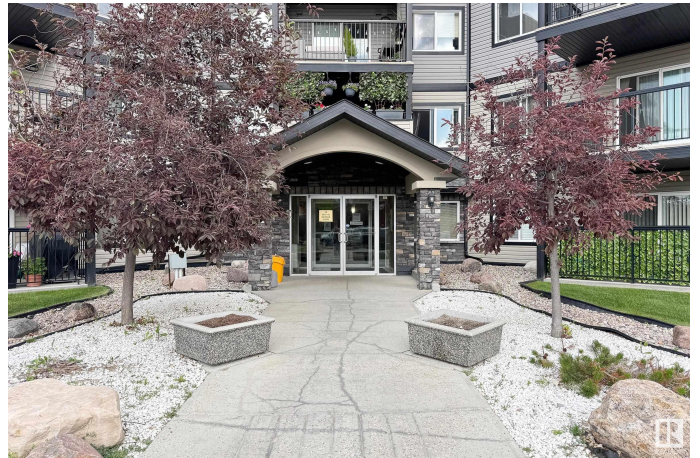
Built in 2008

### Essential Information

MLS® # E4446620

Price \$199,999

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 902                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 118 5951 165 Avenue |
| Area        | Edmonton            |
| Subdivision | Matt Berry          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 0J6             |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Storage-In-Suite |
| Parking   | Stall, Underground                                                                                    |

### Interior

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

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 03        |
| Condo Fee      | \$591          |

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Listing information last updated on August 3rd, 2025 at 8:32pm MDT