

## \$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	25
Zoning	Zone 03
Condo Fee	\$518

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