

## \$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      79

Zoning                 Zone 03

Condo Fee             \$632

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 October 19th, 2025 at 3:02am MDT