

## **\$204,900 - 405 5951 165 Avenue, Edmonton**

MLS® #E4443964

**\$204,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

It's all here! Top Floor, two bedroom, two full baths, private covered balcony with great views and two titled parking stalls! Ultra functional floor plan with horseshoe shaped kitchen with more than ample cabinets and counter space, a bar type counter area, plus dining area overlooking the living room and balcony views. Primary bdrm is bright, has walk through closet to the 4 pc ensuite. The second bedroom is on the opposite side of the home and also has a large closet and the bathroom right next door. Insuite laundry and storage. The large balcony also has a natural gas BBQ hookup and the BBQ is included! Fantastic building is in a nice quiet location, tucked away amongst houses. There is also a fitness room plus a games/ social room. Two parking stalls, 1 underground and 1 surface stall just outside the door! Conveniently located just a couple of minutes from shopping and just a few more to major roads including Anthony Henday. Public transit just outside the bldg and a quick trip to the Lrt!

Built in 2008

### **Essential Information**

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Price \$204,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	405 5951 165 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0J6

### Amenities

Amenities	Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Social Rooms
Parking Spaces	2
Parking	Underground, See Remarks

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 22nd, 2025
Days on Market	8
Zoning	Zone 03
Condo Fee	\$544

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