

## \$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	3
Zoning	Zone 03
Condo Fee	\$591

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