

\$224,900 - 312 5951 165 Avenue, Edmonton

MLS® #E4450767

\$224,900

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	\$224,900
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 14
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 August 15th, 2025 at 8:02pm MDT