

# **\$369,900 - 5955 164 Avenue, Edmonton**

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MLS® #E4424433

**\$369,900**

3 Bedroom, 1.50 Bathroom, 1,242 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to this beautiful Half Duplex in the community of Matt Berry. When you enter the home, you will find open concept floor plan with big windows, laminate flooring, open kitchen with central island and plenty of cabinataries. The spacious living and full dining area leads to the deck and looks on to the backyard's bright, south facing exposure. The fenced backyard which maintains your privacy also leads to walking trails. Upstairs there are three big bed rooms and a full 4 piece bath. Master bed room has oversized walking closet. Unfinished basement has a rough in for bathroom and open for your own future floor plan and finishing. Close to most of the emenities; school, parks, transit, shopping. Just few minutes drive to Anthony Henday and yellowhead Trail. NO CODO FEE. Affordable living. Best for first time buyer or investor.



Built in 2007

## **Essential Information**

MLS® #	E4424433
Price	\$369,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,242
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	5955 164 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0B2

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	33

## Zoning

## Zone 03

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Listing information last updated on April 8th, 2025 at 6:32pm MDT