

## \$435,000 - 5983 164 Avenue, Edmonton

MLS® #E4444163

**\$435,000**

4 Bedroom, 3.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Nestled in the highly sought-after community of Matt Berry, this beautiful half-duplex offers 1,947 ft living space & situated on a quiet street w/No Back NEIGHBOR-perfect for families. The bright and spacious living room has patio doors leading out onto the deck and a spacious backyard ideal for your relaxation or entertainment. A large kitchen with a centre island, a corner pantry, and a two-piece powder room completes the main floor. Upstairs, you'll find a versatile bonus/family room with large windows, the Primary bedroom having a walk-in closet, an ensuite 4pcs bath, a and window-mounted air conditioning. Additional 2 sized bedrooms & 4 piece Main Bath complete this floor. The basement is fully finished with living room/recreation area, a bedroom and 4pcs bath perfect for guests/ inlaw suite. Enjoy privacy in your fully fenced yard backing onto the green area & walking trail. Easy access to Manning, LRT, Anthony Henday, Close to all amenities, playground, schools & shopping. This checks all the boxes.

Built in 2006

### Essential Information

MLS® # E4444163

Price \$435,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,421         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5983 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Matt Berry      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0G4         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 03         |

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Listing information last updated on July 20th, 2025 at 10:32am MDT