

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

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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 is 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 backyard 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	24
Zoning	Zone 03

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Listing information last updated on July 18th, 2025 at 10:02pm MDT