

\$435,000 - 5983 164 Avenue, Edmonton

MLS® #E4444163

\$435,000

4 Bedroom, 3.50 Bathroom, 1,947 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	1,947
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	18
Zoning	Zone 03

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