

## \$194,900 - 111 5951 165 Avenue, Edmonton

MLS® #E4465845

**\$194,900**

2 Bedroom, 2.00 Bathroom, 800 sqft

Condo / Townhouse on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to Unit 111! This beautifully updated 800 sq. ft. condo offers 2 bedrooms and 2 bathrooms in a thoughtfully designed open-concept layout. Freshly painted and featuring brand-new carpet, this main-floor unit is truly move-in ready. Enjoy unique perks such as an extra-long parking stall and unbeatable proximity to the building's gym and games room. Conveniently located near shopping, public transit, and with quick access to the Anthony Henday and CFB Edmonton, this home combines comfort with connectivity. Perfect for a single professional, a couple, or a small family, this condo includes heat, water, and sewer in the monthly fees. Quick possession is available—don't miss your chance to make this exceptional property yours!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465845  |
| Price          | \$194,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 800       |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 5951 165 Avenue |
| Area        | Edmonton            |
| Subdivision | Matt Berry          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 0J6             |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Party Room, Security Door, Social Rooms, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                             |
| Parking        | Underground                                                                                                                                   |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks |
| Heating           | Baseboard, Water                                                                                         |
| Fireplaces        | None                                                                                                     |
| # of Stories      | 4                                                                                                        |
| Stories           | 1                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | None, No Basement                                                                                        |

### 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    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 03             |
| Condo Fee      | \$492               |

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Listing information last updated on November 16th, 2025 at 5:17am MST