

# \$299,888 - 5 16317 64 Street, Edmonton

MLS® #E4426283

**\$299,888**

4 Bedroom, 3.50 Bathroom, 1,421 sqft  
Condo / Townhouse on 0.00 Acres

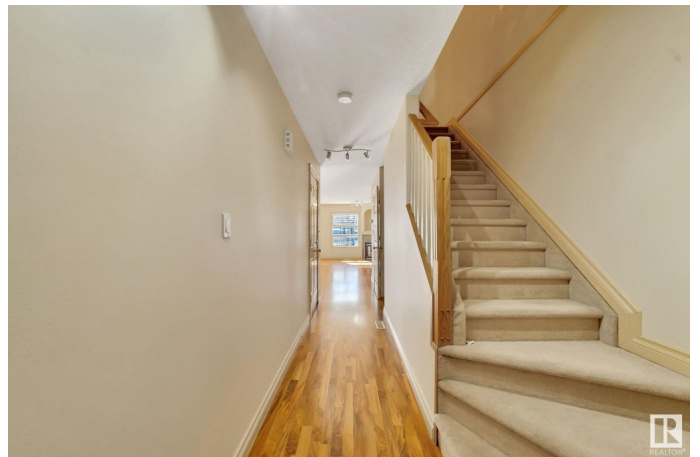
Matt Berry, Edmonton, AB

Looking for the perfect first home or an investment? This property is it! Boasting 4 spacious bedrooms and 3.5 bathrooms, this home offers a bright, open floor plan on the main level that's perfect for both relaxation and entertaining. Natural light floods the space, creating a warm, inviting atmosphere. The main floor opens up to an expansive backyard, featuring a beautiful deck and mature trees—ideal for unwinding or hosting outdoor gatherings. Upstairs, the generous primary bedroom comes with a 4-piece ensuite, while two additional bedrooms and another 4-piece bathroom complete the floor. Lastly, This home also includes a finished basement that adds even more value, offering 2 additional bedrooms, a recreation room, and a 3-piece bathroom. Whether you're a first-time homebuyer, growing family, or investor, this property is a dream come true. Conveniently located near schools, shopping, groceries stores and the Anthony Henday Drive. Don't miss the opportunity to make this incredible home yours!

Built in 2004

## Essential Information

MLS® #	E4426283
Price	\$299,888



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5 16317 64 Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M3

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Schools
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
-------------	------------------

Days on Market	32
----------------	----

Zoning	Zone 03
--------	---------

Condo Fee	\$216
-----------	-------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 3:17am MDT