

## \$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	44
Zoning	Zone 03
Condo Fee	\$216

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