

## \$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            |

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Listing information last updated on April 19th, 2025 at 5:02pm MDT