

## \$293,000 - 24 16317 64 Street, Edmonton

MLS® #E4430581

**\$293,000**

3 Bedroom, 2.50 Bathroom, 1,446 sqft

Condo / Townhouse on 0.00 Acres

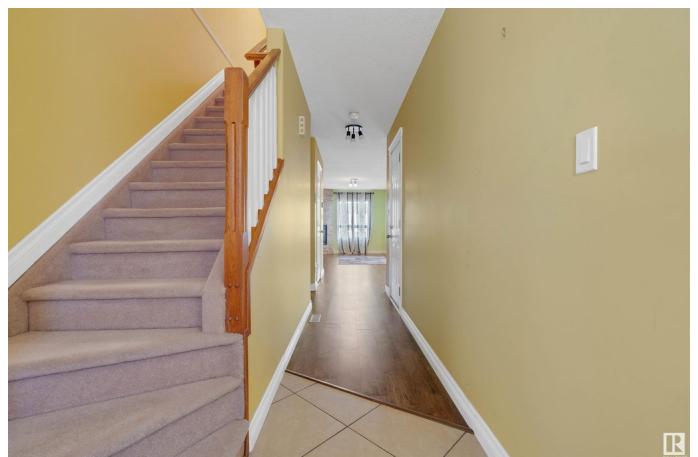
Matt Berry, Edmonton, AB

Enter through the SOUTH-FACING, DECORATIVE GLASS entry or ATTACHED SINGLE GARAGE and grab a drink from the STAINLESS STEEL fridge surrounded by light WALNUT-COLOURED CABINETRY before sitting to overlook the GREEN-SPACE beyond the FENCED YARD from the Dining Room, or unwind next to the faux-stone accented FIREPLACE in the Living Room. Entertaining guests..? Head downstairs to the cozy, FINISHED BASEMENT with Rec Room and WET BAR. When you retire for the evening, head upstairs through the ENORMOUS LANDING and 2ND-FLOOR LAUNDRY to one of three very SPACIOUS BEDROOMS. Get ready for bed in the Primary Bedroom with 4-PIECE ENSUITE and WALK-IN CLOSET. Sleep like a baby... unless you have a baby.

Built in 2004

### Essential Information

MLS® #	E4430581
Price	\$293,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	24 16317 64 Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M3

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Wet Bar, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 12th, 2025
Days on Market	8

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 20th, 2025 at 12:17pm MDT