

# \$167,500 - 102 9519 160 Avenue, Edmonton

MLS® #E4422668

## \$167,500

1 Bedroom, 1.00 Bathroom, 714 sqft  
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Attention investors and young families! This modern condo in the desirable Eaux Claire community offers the perfect blend of convenience and lifestyle. Located just steps from ETS, Save-On-Foods, shopping, restaurants, medical clinics, and more, it provides easy access to everything you need. The ground-floor unit is ideal, with parking right outside the patio for added convenience. Inside, you'll find a spacious master bedroom with walk-through closets leading to a full bathroom, plus a versatile den that can serve as an office or second bedroom. The bright living room with laminate flooring flows into an inviting patio—perfect for BBQs and relaxation. The kitchen features upgraded cabinets, quartz countertops, a large island with a breakfast bar, and a cozy breakfast nook. Additional highlights include in-suite laundry with ample storage, 9-foot ceilings, a Nu Air ventilation system, and an in-floor heating. With easy access to Anthony Henday and 97 Street, this is an opportunity you don't want to miss!

Built in 2014

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4422668  |
| Price  | \$167,500 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 714                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 102 9519 160 Avenue |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 0N1             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Stall   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer |
| Heating           | In Floor Heat System, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 39                  |
| Zoning         | Zone 28             |
| Condo Fee      | \$380               |

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Listing information last updated on April 4th, 2025 at 6:17pm MDT