

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

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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	40
Zoning	Zone 28
Condo Fee	\$380

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Listing information last updated on April 5th, 2025 at 9:17pm MDT