

\$530,000 - 9109 164 Avenue, Edmonton

MLS® #E4433412

\$530,000

6 Bedroom, 3.50 Bathroom, 1,789 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this beautifully maintained 2-storey walkout home backing directly onto serene parkland in the sought-after community of Eaux Claires! Offering just under 1,800 sq ft above grade plus a fully finished basement, this spacious 4-bedroom, 3.5-bathroom home is perfect for growing families or those who love to entertain. The main level features a formal living and dining area, complemented by an upgraded kitchen with modern finishes and plenty of space to gather. Upstairs, the primary suite is a true retreat with park views, a private balcony, and a 4-piece ensuite. The walkout basement adds incredible functionality with two additional sleeping spaces, a large recreation/living room, and a full bathroom—ideal for guests, extended family, or home office needs. Enjoy direct access to the park, nearby schools, shopping, and transit in this family-friendly neighbourhood. A rare opportunity to own a walkout backing green space in Eaux Claires!

Built in 2000

Essential Information

MLS® #	E4433412
Price	\$530,000
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,789
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9109 164 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3H7

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Fire Pit, No Animal Home, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 30th, 2025
Days on Market	39
Zoning	Zone 28

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