

## \$329,000 - 9515 160 Avenue, Edmonton

MLS® #E4442406

**\$329,000**

2 Bedroom, 2.50 Bathroom, 1,355 sqft

Condo / Townhouse on 0.00 Acres

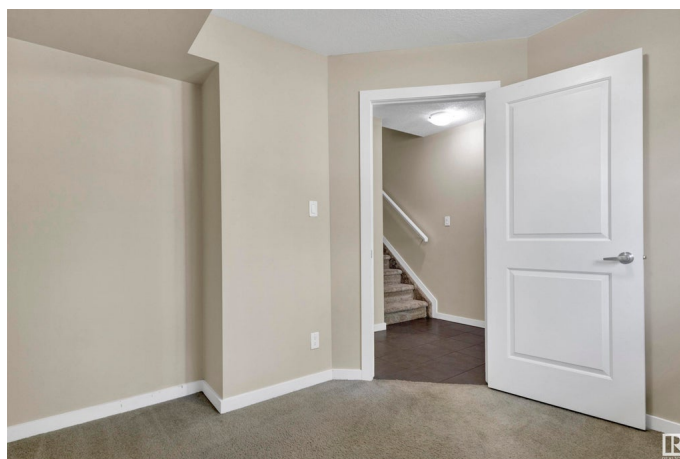
Eaux Claires, Edmonton, AB

Welcome to this modern and meticulously maintained 3-storey townhouse in the desirable community of Eaux Claires! Featuring 2 spacious bedrooms, a main floor den, and 2.5 bathrooms, this home offers over 1,350 sq ft of well-designed living space. The open-concept main floor showcases a bright kitchen with island seating and ample cabinetry. Upstairs, the primary suite includes a private 3-piece ensuite, while the second bedroom enjoys access to a 4-piece bathroom with dual entrances, creating a convenient semi-ensuite feel. The stacked washer & dryer are also located on the upper level for added convenience. On the ground floor, the den is complemented by a nearby half bath, making it an ideal office or flex space. A single attached garage and visitor parking add everyday ease. Steps from parks, schools, transit, and Namao Centre.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442406  |
| Price      | \$329,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,355             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9515 160 Avenue |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0M4         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 13th, 2025  
Days on Market                2  
Zoning                              Zone 28  
Condo Fee                        \$175

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Listing information last updated on June 15th, 2025 at 3:47am MDT