

## \$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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