

## \$208,000 - 9517 160 Avenue, Edmonton

MLS® #E4441816

**\$208,000**

2 Bedroom, 2.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom & 2-bathroom unit at Radiance Condos, situated in the heart of the Eaux Claires neighbourhood. This inviting condo, built in 2015, offers 764 square feet of functional living space featuring a bright & airy feeling throughout the unit. Walking in you'll be pleased to find a large open-concept kitchen that flows seamlessly into the living & dining area, with access to your private balcony. The thoughtful layout places the bedrooms on opposite sides of the unit, ensuring ample privacy. The primary bedroom includes a large walk-in closet & a 3-pc ensuite. Further enhancing this unit, you have large 4-pc bathroom, plenty of natural light, along with in-suite laundry & a titled parking stall. The location is fantastic, with easy access to shopping, schools, parks, playgrounds & public transit. This unit is perfect for first-time homebuyers, investors, or anyone seeking a low-maintenance lifestyle in a vibrant community.

Built in 2015

### Essential Information

MLS® # E4441816

Price \$208,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 764                    |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9517 160 Avenue |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0N1         |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Social Rooms, See Remarks |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Stall                                                                                                                        |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | In Floor Heat System, Natural Gas                                                           |
| # of Stories      | 4                                                                                           |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                            |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Florence Hallock School |
| Middle     | Florence Hallock School |
| High       | Queen Elizabeth School  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 28         |
| Condo Fee      | \$416           |

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Listing information last updated on June 16th, 2025 at 9:02am MDT