\$350,000 - 9149 165 Avenue, Edmonton

MLS® #E444444

\$350,000

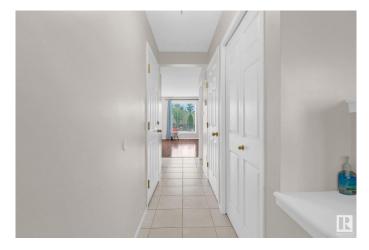
2 Bedroom, 2.50 Bathroom, 1,194 sqft Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this well-maintained half duplex in a quiet Eaux Claires cul-de-sacâ€"NO condo fees and a large pie-shaped lot! The bright, open main floor features a cozy gas fireplace, spacious living room, and an upgraded kitchen with newer countertops, backsplash, stainless steel appliances, and ample storage. Recent updates include fresh paint and new bathroom hardware. Upstairs, the primary bedroom offers a spacious area with a walk-in closet, a second bedroom features dual closets, and a full bath is also available. The basement is partially finished, providing space for future development. Enjoy summer on the deck in your huge south-facing backyardâ€"419 sq. m. of space for kids, pets, or a garden. Single attached garage for added convenience. Close to schools, shopping, parks, and transit. A perfect blend of comfort, updates, and location!







Built in 1999

Essential Information

| MLS® # | E444444 |
|------------|-----------|
| Price | \$350,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |

| Square Footage | 1,194 |
|----------------|---------------|
| Acres | 0.00 |
| Year Built | 1999 |
| Туре | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 9149 165 Avenue |
|-------------|-----------------|
| Area | Edmonton |
| Subdivision | Eaux Claires |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 3H7 |

Amenities

| Amenities | Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking |
|-----------|--|
| | Home |
| Parking | Single Garage Attached |

Interior

| Interior Features Appliances | ensuite bathroom Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, | | |
|---------------------------------|--|--|--|
| | Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings | | |
| Heating | Forced Air-1, Natural Gas | | |
| Fireplace | Yes | | |
| Fireplaces | Corner | | |
| Stories | 2 | | |
| Has Basement | Yes | | |
| Basement | Full, Partially Finished | | |
| Exterior | | | |
| Exterior | Wood, Vinyl | | |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby | | |

| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, | | |
|-------------------|---|--|--|
| | Public Swimming Pool, Public Transportation, Schools, Shopping | | |
| | Nearby | | |
| Roof | Asphalt Shingles | | |

ConstructionWood, VinylFoundationConcrete Perimeter

Additional Information

Date ListedJune 26th, 2025Days on Market5ZoningZone 28

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Listing information last updated on July 1st, 2025 at 11:47am MDT