

# **\$195,000 - 104 9519 160 Avenue, Edmonton**

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MLS® #E4442561

**\$195,000**

2 Bedroom, 2.00 Bathroom, 839 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Excellent Location! This Stunning 2-bedroom Condo situated in the Desirable Community of Eaux Claires offers you a Great Lifestyle with only Steps to all amenities/ETS/Save On Foods/Shopping C/Restaurants/Medical Clinics/Park, the list goes on.....This home offers 2 Bedrooms, 2 Bathrooms & an Underground Heated Parking Stall. Features Open Concept layout, Bright Living room with Laminate Floorings, In floor Heating Floorings throughout. Patio door to a Good-sized Patio, where you can enjoy Summer BBQ. Breakfast Nook adjacent to Spacious Kitchen with Modern Kitchen Cabinets, Nice Backsplash Tiles, Quartz Countertops & Stainless Steel Appliances. 2 Sizable Bedrooms. Large Master Bedroom comes with Walk-through Closet & a 3pc En-suite Bathroom. Additional 4 piece Bathroom for Bedroom #2. In-suite Laundry with White-color Stackable Washer & Dryer. Nu Air Ventilation System. Title Underground Parking Stall. Easy access to School/Henday & 97 Street. Quick possession available. Just move-in & enjoy!



Built in 2014

## **Essential Information**

MLS® #                      E4442561

Price                        \$195,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 9519 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N1

### Amenities

Amenities	Intercom, Patio
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
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	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Florence Hallock K-9
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**Additional Information**

Date Listed	June 15th, 2025
Days on Market	71
Zoning	Zone 28
Condo Fee	\$475

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