

## \$198,000 - 108 9523 160 Avenue, Edmonton

MLS® #E4465434

**\$198,000**

2 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Perfectly situated just steps from grocery stores, coffee shops, restaurants, schools, and public transit—this main floor unit offers the ultimate in everyday convenience. Inside, you'll love the open concept layout that fills with natural light from large windows, creating a bright and inviting atmosphere. The kitchen features sleek quartz countertops, rich espresso cabinetry, upgraded backsplash and stainless steel appliances, flowing seamlessly into a spacious dining and living area—perfect for entertaining or relaxing. The primary bedroom boasts a generous walk-through closet leading to a stylish 4-piece ensuite with a tub and shower combo. A second bedroom sits privately across from the ensuite, ideal for guests or an office. Completing this beautiful home are in-suite laundry, an additional 4-piece bath, 1 titled underground parking stall, and a private balcony with a gas line—perfect for BBQs and enjoying fresh air right at ground level. Don't miss out!

Built in 2014

### Essential Information

MLS® # E4465434

Price \$198,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 822                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 9523 160 Avenue |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 0N1             |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Heated, Stall, Underground                                                                                               |

### Interior

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

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                 |
| Exterior Features | Flat Site, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 28             |
| Condo Fee      | \$451               |

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Listing information last updated on November 14th, 2025 at 3:02am MST