

## **\$199,900 - 303 9517 160 Avenue, Edmonton**

MLS® #E4452345

**\$199,900**

2 Bedroom, 2.00 Bathroom, 946 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 features 2 Bedrooms, 2 Bathrooms & a Heated Underground Parking stall. Open Concept layout/Large & Bright Living room with Gorgeous Laminate Floorings/In floor Heating Floorings throughout. Patio door to a Good-size Balcony where you can enjoy Summer BBQ. Breakfast Nook adjacent to Spacious Kitchen with Modern Kitchen Cabinets/Backsplash Tiles/Quartz Countertops/MATCHING KITCHEN ISLAND & Stainless Steel Appliances. Sizable Master Bedroom comes with 2-sides Walk-through Closet & a 3 pc En-suite Bathroom. Second 4pc Bathroom for Bedroom #2. In-suite Laundry w White Stackable Washer & Dryer. Nu Air Ventilation System. Titled Heated Underground Parking Stall. Easy access to School/Henday & 97 Street. Quick poss avail. Just move-in & enjoy!

Built in 2015

### **Essential Information**

MLS® # E4452345

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 946                    |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 9517 160 Avenue |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 0N1             |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Intercom, Parking-Visitor |
| 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 | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Florence Hallock -9 |
|------------|---------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 28           |
| Condo Fee      | \$499             |

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Listing information last updated on August 19th, 2025 at 7:17pm MDT