

\$310,000 - 50 9515 160 Avenue, Edmonton

MLS® #E4442406

\$310,000

2 Bedroom, 2.50 Bathroom, 1,355 sqft

Condo / Townhouse on 0.00 Acres

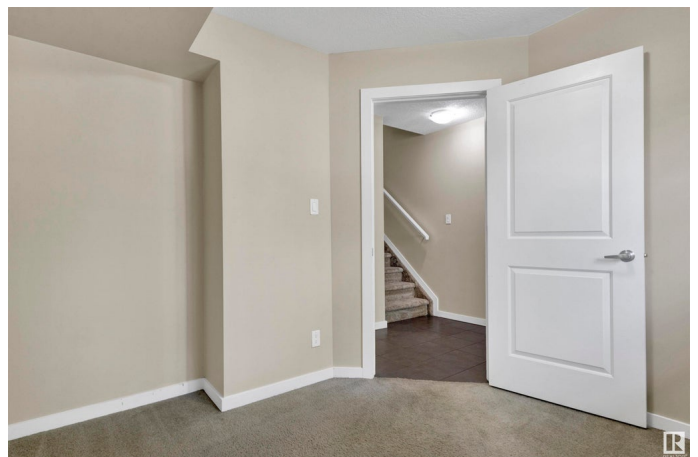
Eaux Claires, Edmonton, AB

Welcome to this modern and meticulously maintained 3-storey townhouse in the desirable community of Eaux Claires! Featuring 2 spacious bedrooms, a main floor den, and 2.5 bathrooms, this home offers over 1,350 sq ft of well-designed living space. The open-concept main floor showcases a bright kitchen with island seating and ample cabinetry. Upstairs, the primary suite includes a private 3-piece ensuite, while the second bedroom enjoys access to a 4-piece bathroom with dual entrances, creating a convenient semi-ensuite feel. The stacked washer & dryer are also located on the upper level for added convenience. On the ground floor, the den is complemented by a nearby half bath, making it an ideal office or flex space. A single attached garage and visitor parking add everyday ease. Steps from parks, schools, transit, and Namao Centre.

Built in 2014

Essential Information

| | |
|------------|-----------|
| MLS® # | E4442406 |
| Price | \$310,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,355 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 50 9515 160 Avenue |
| Area | Edmonton |
| Subdivision | Eaux Claires |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0M4 |

Amenities

| | |
|-----------|--|
| Amenities | Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025
Days on Market 27
Zoning Zone 28
Condo Fee \$175

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