

## \$198,000 - 301 9525 162 Avenue, Edmonton

MLS® #E4423825

**\$198,000**

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Nice bright and clean 2-Bedroom 2 Bathroom vaulted ceiling Condo located in the desirable North side community of Eaux Claires. 2 Bedrooms, 2 Bathroom, In-suite Laundry & 2 Parking stalls. Nice Open Concept layout, Big bright Living room with Patio doors to your private Balcony for year round BBQâ€™s. Spacious Kitchen with Breakfast Nook. Plenty of kitchen cabinets. Master Bedroom has Walk-through Closet & a 4pc Ensuite Bathroom. In-suite Laundry with Stackable Washer & Dryer. Access to Schools. Walking distance to all amenities, ETS main station Save On Foods, Shopping, Restaurants, Medical Clinics, Park, Anthony Henday freeway & 97 Street that leads you straight to downtown Edmonton in minutes!!

Built in 2004

### Essential Information

MLS® #	E4423825
Price	\$198,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 9525 162 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V2

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Security Door, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 4th, 2025
-------------	-----------------

Days on Market	121
Zoning	Zone 28
Condo Fee	\$450

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 5:33pm MDT