

## \$188,000 - 301 9525 162 Avenue, Edmonton

MLS® #E4458777

**\$188,000**

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 BBQ'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® #         | E4458777  |
| Price          | \$188,000 |
| 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, Washer, 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 | Flat Site, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | St. Philip School |
|------------|-------------------|

|        |                         |
|--------|-------------------------|
| Middle | Florence Hallock School |
| High   | Bishop Savaryn School   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 46                   |
| Zoning         | Zone 28              |
| Condo Fee      | \$450                |

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Listing information last updated on November 5th, 2025 at 7:32am MST