

## \$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 BBQs™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 | 4                    |
| Zoning         | Zone 28              |
| Condo Fee      | \$450                |

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Listing information last updated on September 24th, 2025 at 5:32am MDT