

Courtesy Of Chester Lis Of RE/MAX River City

# \$179,000 - 334 9525 162 Avenue, Edmonton

MLS® #E4459073

**\$179,000**

1 Bedroom, 1.00 Bathroom, 637 sqft  
Condo / Townhouse on 0.00 Acres

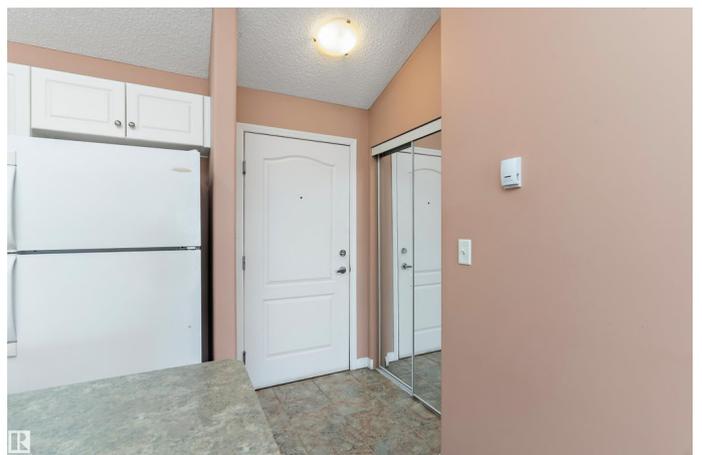
Eaux Claires, Edmonton, AB

Great north central location in Eaux Claires and very walkable as groceries and many other services are across the street and a main bus route and transit hub are close by as well. This unit has been owner occupied for a long time and has been very well looked after. Features include an open layout, vaulted ceilings, spacious bedroom, insuite laundry, storage room and a southwest facing balcony for relaxing and enjoying the beautiful sunsets. Ceramic tile throughout makes cleaning up easy and adds a unique classic look. The building is pet friendly and well managed. Close proximity to The Anthony Henday makes connecting to anywhere in the city a breeze and getting downtown is very easy with a straight shot down 97 St. If you're considering getting into the real estate market yourself or looking for a turnkey investment property, look no further than this great looking, conveniently located one bedroom condo in north central Edmonton.

Built in 2004

## Essential Information

MLS® #	E4459073
Price	\$179,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	637
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	334 9525 162 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3V2

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed September 23rd, 2025

Days on Market 1

Zoning Zone 28

Condo Fee \$372

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Listing information last updated on September 23rd, 2025 at 9:47pm MDT