

\$179,900 - 316 9525 162 Avenue, Edmonton

MLS® #E4446668

\$179,900

2 Bedroom, 2.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Spacious top-floor condo in Park Place Eaux Claires! This 2 bed, 2 full bath unit features vaulted ceilings, a bright open-concept layout, and well-separated bedrooms for added privacy - ideal for roommates or guests. The kitchen offers maple cabinets, black appliances, and a prep island with eating bar. Enjoy vinyl plank flooring throughout, a fresh coat of paint, and a neutral color palette. The primary suite includes a walk-through closet and 4-piece ensuite. Added conveniences include in-suite laundry, a large storage room, and 2 assigned side-by-side parking stalls located just outside the side entrance. Condo fees include heat and water/sewer. Quiet location within walking distance to shopping, transit, schools, and with quick access to the Anthony Henday. Move in ready!

Built in 2004

Essential Information

MLS® #	E4446668
Price	\$179,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2004



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

Community Information

Address	316 9525 162 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V2

Amenities

Amenities	Deck, Parking-Visitor, Vaulted Ceiling
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

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

Additional Information

Date Listed	July 9th, 2025
Days on Market	4
Zoning	Zone 28

Condo Fee \$457

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Listing information last updated on July 13th, 2025 at 4:47am MDT