

# \$329,980 - 13 9515 160 Avenue, Edmonton

MLS® #E4457489

**\$329,980**

3 Bedroom, 2.50 Bathroom, 1,227 sqft  
Condo / Townhouse on 0.00 Acres

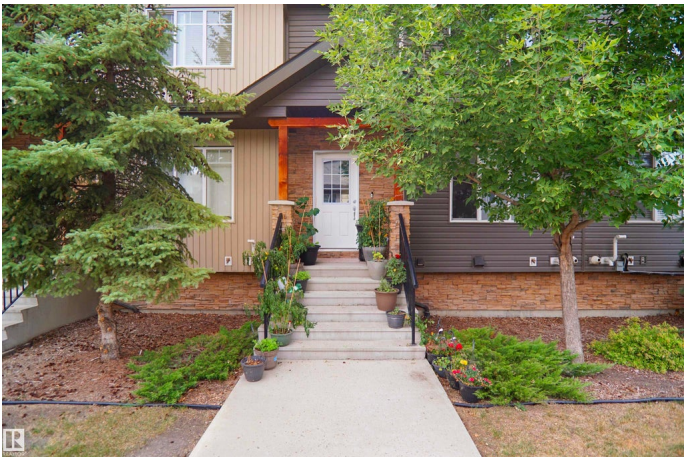
Eaux Claires, Edmonton, AB

Welcome to this well-maintained 3-bedroom townhouse in the highly desirable community of Eaux Claires. Boasting an open-concept floor plan, this home offers a bright and spacious main living area, perfect for both relaxing and entertaining. The kitchen features ample cabinetry and flows seamlessly into the dining and living spaces. Upstairs, youâ€™™ll find three generous bedrooms including a comfortable primary suite. Complete with a double attached garage, this property combines style and convenience. Ideally located close to schools, shopping, public transit, and all amenities, itâ€™™s the perfect place to call home.

Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457489          |
| Price          | \$329,980         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,227             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 9515 160 Avenue |
| Area        | Edmonton           |
| Subdivision | Eaux Claires       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0M4            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Partial, Finished                                                                  |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                            |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 45                   |
| Zoning         | Zone 28              |
| Condo Fee      | \$218                |

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Listing information last updated on October 26th, 2025 at 11:47pm MDT