

## \$259,980 - 39 9515 160 Avenue, Edmonton

MLS® #E4458560

### \$259,980

2 Bedroom, 2.50 Bathroom, 1,346 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

This very well kept unit is located in the heart of Eaux Claires close to the main bus Terminal and all shopping, dining and other amenities you would want and need. This unit is sunny and bright with a wide open floor plan, dark laminate floors with tiled entrances & baths. Spacious living room and family sized dining room. Beautiful kitchen, granite countertops, lots of cabinets, stainless appliances, nice lighting, small granite bar niche. 2 piece bath on main. Upstairs you will find a large primary bedroom, double mirrored closet and a 3 piece en suite bath. Second primary bedroom upstairs w/ a door to the main 4 piece bath. Bonus 3rd bedroom or den/flex room on the main floor. Single attached over sized garage. There is no better location than this! Make your life easy!! Minutes to the Base and all the Anthony Henday.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458560  |
| Price          | \$259,980 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,346     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2014              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 39 9515 160 Avenue |
| Area        | Edmonton           |
| Subdivision | Eaux Claires       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0M4            |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, No Basement                                                                                                 |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                               |
| Exterior Features | 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 19th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 37      |
| Zoning         | Zone 28 |
| Condo Fee      | \$175   |

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Listing information last updated on October 26th, 2025 at 6:32pm MDT