

# \$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	5
Zoning	Zone 28

Condo Fee                 \$457

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