

## \$200,000 - 408 9519 160 Avenue, Edmonton

MLS® #E4429059

**\$200,000**

2 Bedroom, 2.00 Bathroom, 828 sqft  
Condo / Townhouse on 0.00 Acres

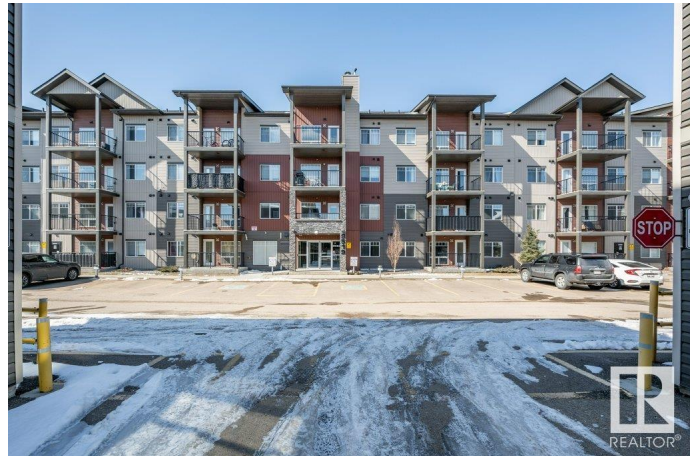
Eaux Claires, Edmonton, AB

TOP FLOOR, 2 bed, 2 bath condo with 2 parking stalls! This bright unit in The Radiance complex in Eaux Claires is steps from all amenities, such as ETS, Save-On-Foods, shopping, plenty of restaurants, medical clinics, and more! Enjoy a west-facing balcony for evening sun. The open-concept kitchen with an island and ample cupboard space overlooks the living room. The split-bedroom layout ensures privacy, with the primary suite featuring a walk-through closet and ensuite. Enjoy the convenience of in-suite laundry. Plus, youâ€™ll have quick access for your work commute to downtown or the Henday. Includes underground + surface parking. A fantastic opportunityâ€™donâ€™t miss out!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429059          |
| Price          | \$200,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 828               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 408 9519 160 Avenue |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 0M4             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Parking-Visitor, Secured Parking |
| Parking   | Heated, Insulated, Underground         |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Florence Hallock |
| Middle     | Florence Hallock |
| High       | Queen Elizabeth  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 28         |
| Condo Fee      | \$475           |

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Listing information last updated on April 5th, 2025 at 5:02am MDT