

## \$299,900 - 50 9515 160 Avenue, Edmonton

MLS® #E4456181

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,355 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Discover modern comfort and thoughtful design in this beautifully maintained 3-storey townhouse, nestled in the sought-after community of Eaux Claires. Boasting over 1,350 sq ft of stylish living space, this home features 2 generously sized bedrooms, 2.5 bathrooms, and a versatile main floor den. Enjoy an open-concept layout with a bright kitchen, island seating, and ample storage. The primary bedroom features a 3-pc ensuite, while the second bedroom connects to a 4-pc bath with dual access. Upper-level laundry, single attached garage, and visitor parking. Prime location, steps to parks, transit, schools, and Nmao Centre. Stylish, functional, and move-in ready!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456181  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,355     |
| Acres          | 0.00      |
| Year Built     | 2014      |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50 9515 160 Avenue |
| Area        | Edmonton           |
| Subdivision | Eaux Claires       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0M4            |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor |
| Parking   | Single Garage Attached           |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 3                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | None, No Basement                                                                                                                    |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                       |
| Exterior Features | Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 61                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 28 |
| Condo Fee | \$175   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 12:32pm MST