

\$196,000 - 212 9517 160 Avenue, Edmonton

MLS® #E4459977

\$196,000

2 Bedroom, 2.00 Bathroom, 823 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

ATTENTION 1st time buyer's & INVESTORS!
Welcome to this fantastic 2-bed, 2-bath condo, perfectly situated for both convenience and investment potential. Step into the large and bright living room featuring laminate flooring. The spacious kitchen boasts a breakfast nook, modern cabinets, sleek backsplash, quartz countertops, and Stainless Steel appliances. The primary bedroom impresses with a walk-through closet leading to a 3-piece bathroom. Additionally, a 4-pce bath and second bedroom complete the unit. In-suite laundry, In-floor heating throughout the entire unit, Water & heat included in the condo fees, and with an underground parking stall, this condo is truly a gem! This property offers more than just a comfortable living space – it provides a lifestyle. With easy access to the Henday & 97th street, you're just steps away from all amenities, including ETS, Save-On-Foods, Shoppers Drug Mart, restaurants, medical clinics, and more! All this home needs is you!

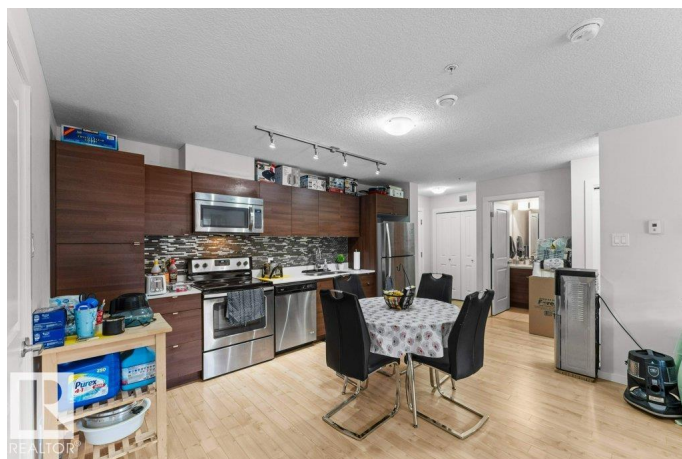
Built in 2015

Essential Information

MLS® # E4459977

Price \$196,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	212 9517 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N1

Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Security Door, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, 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 29th, 2025
Days on Market	16
Zoning	Zone 28
Condo Fee	\$452

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 October 15th, 2025 at 4:18pm MDT