

## **\$319,900 - 36 9515 160 Avenue, Edmonton**

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MLS® #E4432571

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,508 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Quietly nestled near the bottom of the complex, this three storey townhome in Eaux Claires will be a wonderful place for you to call home! The entry level has a large foyer, with garage, laundry, and utility room access. The Main Floor offers a sizeable Kitchen featuring quartz countertops w/undermount sink, S/S appliances, pantry, a Dining Room with access to the South facing deck (NG connection), half bath, and the Living Room. Upstairs you will find three spacious bedrooms, the Primary completed with a three piece ensuite. Radiance Condo's is ideally located to maximize your exposure to everything retail imaginable in Namaso Centre and the remainder of Canadian Forces Trail. Additionally there is excellent proximity to public transportation, medical services providers, schools, and city parks-leave the vehicle home, it's all within walking distance! As well, Anthony Henday Drive is mere minutes away for your highway travels. An excellent home for you this would be!



Built in 2014

### **Essential Information**

MLS® #	E4432571
Price	\$319,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	36 9515 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0M4

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, Storage-In-Suite, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
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, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	Zone 28
Condo Fee	\$214

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Listing information last updated on April 30th, 2025 at 4:17pm MDT