

## \$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!

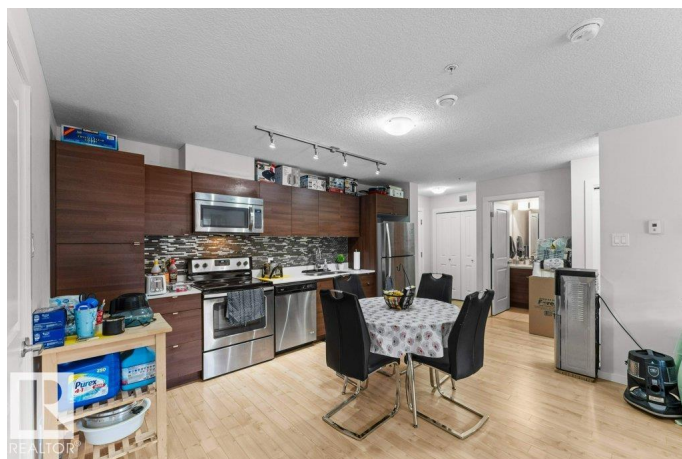
Built in 2015

### 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 | 22                   |
| Zoning         | Zone 28              |
| Condo Fee      | \$452                |

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Listing information last updated on October 20th, 2025 at 11:47pm MDT