

# \$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. Enjoy the heated floors and INSUITE laundry. 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, you'll have quick access for your work commute to downtown or the Henday. Includes underground + surface parking. A fantastic opportunity don'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 14

Zoning Zone 28

Condo Fee \$475

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