

\$345,000 - 33 9515 160 Avenue, Edmonton

MLS® #E4452459

\$345,000

3 Bedroom, 2.50 Bathroom, 1,362 sqft
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Three-Bedroom Townhouse Offering Style, Comfort & Convenience in Eaux Claires Step into this beautifully maintained 3-storey townhouse, offering approximately 1,350 sq. ft. of thoughtfully designed living space. Perfectly located in the vibrant Eaux Claires community, this home is ideal for families, professionals, or anyone seeking a modern lifestyle. Spacious Living – 3 generously sized bedrooms and 2.5 bathrooms, including a private 4-piece ensuite in the primary suite. Stylish Kitchen – Semi open-concept layout with a bright kitchen featuring a chic tile backsplash, granite countertops, and ample cabinetry. Everyday Convenience Upper-level laundry and a double attached garage providing secure parking and extra storage. Modern Comforts – Light-filled, well-planned spaces with a warm and welcoming atmosphere Prime Location: Just steps from playgrounds, public transit, schools, and the Namao Shopping Centre, this location makes daily life effortless. Whether you’re running errands, meeting friends, or en



Built in 2014

Essential Information

MLS® #	E4452459
Price	\$345,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	33 9515 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0M4

Amenities

Amenities	No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 11th, 2025
Days on Market	8
Zoning	Zone 28
Condo Fee	\$215

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 August 19th, 2025 at 6:02pm MDT