

## \$208,000 - 205 9517 160 Avenue, Edmonton

MLS® #E4441816

**\$208,000**

2 Bedroom, 2.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom & 2-bathroom unit at Radiance Condos, situated in the heart of the Eaux Claires neighbourhood. This inviting condo, built in 2015, offers 764 square feet of functional living space featuring a bright & airy feeling throughout the unit. Walking in you'll be pleased to find a large open-concept kitchen that flows seamlessly into the living & dining area, with access to your private balcony. The thoughtful layout places the bedrooms on opposite sides of the unit, ensuring ample privacy. The primary bedroom includes a large walk-in closet & a 3-pc ensuite. Further enhancing this unit, you have large 4-pc bathroom, plenty of natural light, along with in-suite laundry & a titled parking stall. The location is fantastic, with easy access to shopping, schools, parks, playgrounds & public transit. This unit is perfect for first-time homebuyers, investors, or anyone seeking a low-maintenance lifestyle in a vibrant community.

Built in 2015

### Essential Information

MLS® # E4441816

Price \$208,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	764
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	205 9517 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N1

### Amenities

Amenities	Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Social Rooms, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
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	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Florence Hallock School
Middle	Florence Hallock School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	86
Zoning	Zone 28
Condo Fee	\$416

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