

\$174,900 - 325 9525 162 Avenue, Edmonton

MLS® #E4453089

\$174,900

2 Bedroom, 2.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

FANTASTIC EAUX CLAIRE LOCATION! Donâ€™t miss this bright & spacious **TOP FLOOR** 2 Bed, 2 Bath unit with 2 **TITLED** parking stalls in a well-managed, pet-friendly building. This open-concept home features vaulted ceilings, a maple island kitchen with eating nook, and a large living area filled with natural light. Enjoy the convenience of in-suite laundry, a generous storage room, and a spacious primary bedroom with walk-through closet and 4-pc ensuite. Relax on your sunny balcony or explore nearby amenitiesâ€”just minutes from shopping, restaurants, public transit, car wash, major banks, and more! Close to schools, walking trails, Anthony Henday, and CFB Edmonton. A great opportunity for first-time buyers or investors!

Built in 2004

Essential Information

MLS® #	E4453089
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	325 9525 162 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V2

Amenities

Amenities	Detectors Smoke, Parking-Extra, Vaulted Ceiling, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Zoning	Zone 28

Condo Fee \$491

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 15th, 2025 at 11:33am MDT