

## \$169,000 - 334 9525 162 Avenue, Edmonton

MLS® #E4459073

**\$169,000**

1 Bedroom, 1.00 Bathroom, 637 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Great north central location in Eaux Claires and very walkable as groceries and many other services are across the street and a main bus route and transit hub are close by as well. This unit has been owner occupied for a long time and has been very well looked after. Features include an open layout, vaulted ceilings, spacious bedroom, insuite laundry, storage room and a southwest facing balcony for relaxing and enjoying the beautiful sunsets. Ceramic tile throughout makes cleaning up easy and adds a unique classic look. The building is pet friendly and well managed. Close proximity to The Anthony Henday makes connecting to anywhere in the city a breeze and getting downtown is very easy with a straight shot down 97 St. If you're considering getting into the real estate market yourself or looking for a turnkey investment property, look no further than this great looking, conveniently located one bedroom condo in north central Edmonton.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459073  |
| Price     | \$169,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 637                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 334 9525 162 Avenue |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5X 3V2             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall                           |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                             |
| # of Stories | 3                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, See Remarks                                                                  |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 28              |
| Condo Fee      | \$372                |

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Listing information last updated on October 19th, 2025 at 8:32pm MDT