

# \$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 | 5                 |
| Zoning         | Zone 28           |
| Condo Fee      | \$215             |

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Listing information last updated on August 16th, 2025 at 7:02pm MDT