

# \$198,000 - 109 9523 160 Avenue, Edmonton

MLS® #E4464401

**\$198,000**

2 Bedroom, 2.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to Radiance in North Edmonton! This 2-bed, 2-bath END UNIT features modern cabinetry, quartz countertops, stainless steel appliances, fresh paint, and laminate flooring throughout with tile in the bathrooms. Enjoy TITLED HEATED UNDERGROUND PARKING (stall #87 near entry) and a private patio with natural gas BBQ hookup. The building offers elevator access and secure key-fob entry. Pets allowed (two max, dogs up to 17" shoulder). Steps from Save-On-Foods, Shoppers, restaurants, and Eaux Claires Transit Centre, with quick access to 97 St, Anthony Henday, Yellowhead, and Downtown. Perfect for owners or investors seeking location, lifestyle, and value!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464401  |
| Price          | \$198,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 879       |
| Acres          | 0.00      |
| Year Built     | 2014      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 109 9523 160 Avenue |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 0N1             |

### Amenities

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                                                                                                  |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| 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 | Low Maintenance Landscape, 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

November 1st, 2025

Days on Market

10

Zoning

Zone 28

Condo Fee

\$487

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Listing information last updated on November 11th, 2025 at 4:17am MST