

## \$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 CLAIRES LOCATION!** Don'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 amenities—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 |
| Days on Market | 55                |

|           |         |
|-----------|---------|
| Zoning    | Zone 28 |
| Condo Fee | \$491   |

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Listing information last updated on October 9th, 2025 at 3:32am MDT