

# \$429,000 - 9110 164 Avenue, Edmonton

MLS® #E4428761

**\$429,000**

3 Bedroom, 2.00 Bathroom, 1,041 sqft  
Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

This well-maintained 1041 sq ft bi-level with a total of 3 bedrooms is move-in ready and full of great features! The main floor offers hardwood, porcelain, and carpet flooring, a functional kitchen with high-end stainless steel appliances, a 4-piece bath, and a dining room with a large window overlooking the backyard, something you don't often see in a bi-level this size. The primary bedroom includes a spacious walk-in closet, and natural light flows throughout, paired with modern colors and a great layout. The fully finished basement features two generous bedrooms, a second 4-piece bathroom, and plenty of space for relaxing or entertaining. Additional highlights include central A/C, a newer hot water tank, double attached insulated garage, newer shingles, and well-kept landscaping. The location is excellent. Eaux Claires is a great family neighbourhood, close to all amenities and shopping, with easy access to downtown or the Anthony Henday.

Built in 2000

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428761  |
| Price     | \$429,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,041                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9110 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3H7         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 3rd, 2025 |
|-------------|-----------------|

Days on Market 4

Zoning Zone 28

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 April 7th, 2025 at 2:02pm MDT