

\$319,900 - 36 9515 160 Avenue, Edmonton

MLS® #E4432571

\$319,900

3 Bedroom, 2.50 Bathroom, 1,508 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Quietly nestled near the bottom of the complex, this three storey townhome in Eaux Claires will be a wonderful place for you to call home! The entry level has a large foyer, with garage, laundry, and utility room access. The Main Floor offers a sizeable Kitchen featuring quartz countertops w/undermount sink, S/S appliances, pantry, a Dining Room with access to the South facing deck (NG connection), half bath, and the Living Room. Upstairs you will find three spacious bedrooms, the Primary completed with a three piece ensuite. Radiance Condo's is ideally located to maximize your exposure to everything retail imaginable in Namaso Centre and the remainder of Canadian Forces Trail. Additionally there is excellent proximity to public transportation, medical services providers, schools, and city parks-leave the vehicle home, it's all within walking distance! As well, Anthony Henday Drive is mere minutes away for your highway travels. An excellent home for you this would be!



Built in 2014

Essential Information

| | |
|----------|-----------|
| MLS® # | E4432571 |
| Price | \$319,900 |
| Bedrooms | 3 |

| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,508 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 36 9515 160 Avenue |
| Area | Edmonton |
| Subdivision | Eaux Claires |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0M4 |

Amenities

| | |
|-----------|--|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, Storage-In-Suite, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Level Land, Low Maintenance Landscape, No Back Lane, No Through |

| | |
|--------------|--|
| | Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 28 |
| Condo Fee | \$214 |

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Listing information last updated on April 30th, 2025 at 3:32pm MDT