

## \$199,900 - 212 9517 160 Avenue, Edmonton

MLS® #E4449136

**\$199,900**

2 Bedroom, 2.00 Bathroom, 823 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

**ATTENTION 1st time buyer's & INVESTORS!**  
Welcome to this fantastic 2-bed, 2-bath condo, perfectly situated for both convenience and investment potential. Step into the large and bright living room featuring laminate flooring. The spacious kitchen boasts a breakfast nook, modern cabinets, sleek backsplash, quartz countertops, and Stainless Steel appliances. The primary bedroom impresses with a walk-through closet leading to a 3-piece bathroom. Additionally, a 4-pce bath and second bedroom complete the unit. In-suite laundry, In-floor heating throughout the entire unit, Water & heat included in the condo fees, and with an underground parking stall, this condo is truly a gem! This property offers more than just a comfortable living space â€” it provides a lifestyle. With easy access to the Henday & 97th street, you're just steps away from all amenities, including ETS, Save-On-Foods, Shoppers Drug Mart, restaurants, medical clinics, and more! All this home needs is you!

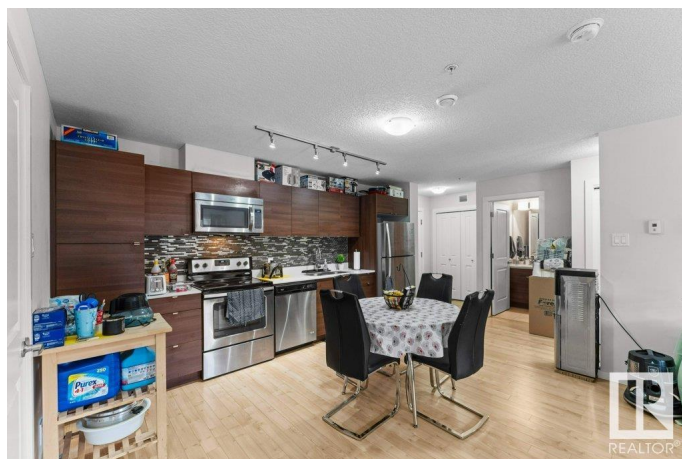
Built in 2015

### Essential Information

MLS® # E4449136

Price \$199,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	212 9517 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N1

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Security Door, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	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	Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	52
Zoning	Zone 28
Condo Fee	\$452

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Listing information last updated on September 11th, 2025 at 10:17pm MDT