\$350,000 - 9149 165 Avenue, Edmonton

MLS® #E444444

\$350,000

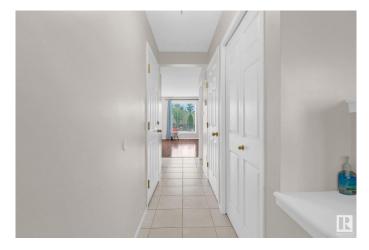
2 Bedroom, 2.50 Bathroom, 1,194 sqft Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this well-maintained half duplex in a quiet Eaux Claires cul-de-sacâ€"NO condo fees and a large pie-shaped lot! The bright, open main floor features a cozy gas fireplace, spacious living room, and an upgraded kitchen with newer countertops, backsplash, stainless steel appliances, and ample storage. Recent updates include fresh paint and new bathroom hardware. Upstairs, the primary bedroom offers a spacious area with a walk-in closet, a second bedroom features dual closets, and a full bath is also available. The basement is partially finished, providing space for future development. Enjoy summer on the deck in your huge south-facing backyardâ€"419 sq. m. of space for kids, pets, or a garden. Single attached garage for added convenience. Close to schools, shopping, parks, and transit. A perfect blend of comfort, updates, and location!







Built in 1999

Essential Information

MLS® #	E444444
Price	\$350,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,194
Acres	0.00
Year Built	1999
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9149 165 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3H7

Amenities

Amenities	Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking
	Home
Parking	Single Garage Attached

Interior

Interior Features Appliances	ensuite bathroom Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,		
	Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings		
Heating	Forced Air-1, Natural Gas		
Fireplace	Yes		
Fireplaces	Corner		
Stories	2		
Has Basement	Yes		
Basement	Full, Partially Finished		
Exterior			
Exterior	Wood, Vinyl		
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby		

Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby,		
	Public Swimming Pool, Public Transportation, Schools, Shopping		
	Nearby		
Roof	Asphalt Shingles		

ConstructionWood, VinylFoundationConcrete Perimeter

Additional Information

Date ListedJune 26th, 2025Days on Market12ZoningZone 28

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Listing information last updated on July 7th, 2025 at 11:02pm MDT