

\$198,000 - 109 9523 160 Avenue, Edmonton

MLS® #E4464401

\$198,000

2 Bedroom, 2.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to Radiance in North Edmonton! This 2-bed, 2-bath END UNIT features modern cabinetry, quartz countertops, stainless steel appliances, fresh paint, and laminate flooring throughout with tile in the bathrooms. Enjoy TITLED HEATED UNDERGROUND PARKING (stall #87 near entry) and a private patio with natural gas BBQ hookup. The building offers elevator access and secure key-fob entry. Pets allowed (two max, dogs up to 17" shoulder). Steps from Save-On-Foods, Shoppers, restaurants, and Eaux Claires Transit Centre, with quick access to 97 St, Anthony Henday, Yellowhead, and Downtown. Perfect for owners or investors seeking location, lifestyle, and value!

Built in 2014

Essential Information

MLS® #	E4464401
Price	\$198,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.00
Year Built	2014



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	109 9523 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N1

Amenities

Amenities	Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, 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	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Florence Hallock School
Middle	Florence Hallock School

High

Queen Elizabeth School

Additional Information

Date Listed

November 1st, 2025

Days on Market

5

Zoning

Zone 28

Condo Fee

\$487

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 November 6th, 2025 at 7:32am MST