

# \$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
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Days on Market 1

Zoning Zone 28

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