

## \$350,000 - 9149 165 Avenue, Edmonton

MLS® #E4444444

**\$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-sac! 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 backyard! 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® #     | E4444444  |
| Price      | \$350,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,194         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | 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 | ensuite bathroom  |
| Appliances        | 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, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 28         |

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Listing information last updated on July 2nd, 2025 at 10:03am MDT