

Courtesy Of Carrie A Banham-Posty Of RE/MAX Elite

## \$399,900 - 9004 166 Avenue, Edmonton

MLS® #E4445908

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Very well-maintained 1142 sq ft bi-level tucked away in a quiet cul-de-sac in the desirable Eaux Claires area perfect for the growing family. This charming home offers a functional layout with a bright & spacious living room, vaulted ceilings, gas f/p, large kitchen w/ample cabinetry, corner pantry & a generous dining area with direct access to the backyard & deck—perfect for entertaining. The main floor features two great-sized bedrooms & a 4 pce bath including a spacious primary suite with a 4-pce ensuite & large closet. The fully finished basement offers even more living space w/two additional bedrooms, 4-pce bath, a large family room & plenty of storage. Large fully landscaped & fenced yard with numerous trees, shrubs & perennials. Additional highlights include a newer roof & a single attached garage. This home is ideal for first-time buyers or investors alike, offering excellent value in a prime location close to shopping, schools, parks, restaurants & easy access to downtown & the Anthony Henday.

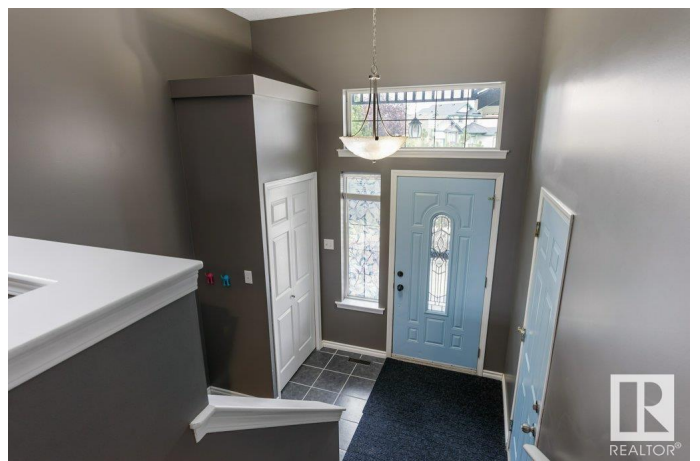
Built in 1998

### Essential Information

MLS® # E4445908

Price \$399,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,142
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	9004 166 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3H5

### Amenities

Amenities	Deck, Patio, Vaulted Ceiling, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 28

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 July 7th, 2025 at 1:32am MDT