

## \$174,900 - 327 9525 162 Avenue, Edmonton

MLS® #E4447608

**\$174,900**

2 Bedroom, 2.00 Bathroom, 829 sqft

Condo / Townhouse on 0.00 Acres

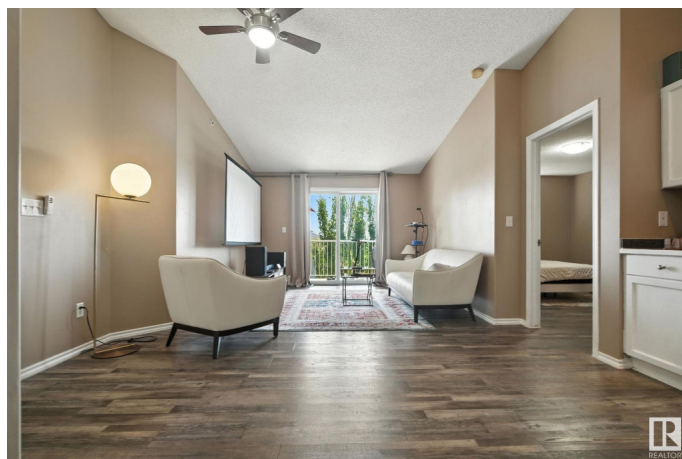
Eaux Claires, Edmonton, AB

Welcome to Park Place Eaux Claires situated in a desirable North Edmonton Community. This spacious top-floor condo features 2 bedrooms and 2 full bathrooms spanning nearly 850 SqFt of well-designed living space. Be welcomed with vaulted ceilings and an open-concept layout that creates a bright, airy atmosphere, complemented by a generous living area and functional kitchen. The primary suite includes a walk-in closet and a private 4-piece ensuite. Additional highlights include in-suite laundry, a large private balcony, plenty of storage space, and a parking stall located close to the buildings entrance. Enjoy the convenience of being steps away from grocery stores, restaurants, shopping centres, schools, public transit, and with easy access to the Anthony Henday Drive makes commuting a breeze. Don't miss the chance to make this lovely space your new home or an addition to your investment portfolio!

Built in 2004

### Essential Information

MLS® #	E4447608
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	829
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	327 9525 162 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V2

### Amenities

Amenities	Deck, Intercom, Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite, Vaulted Ceiling
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 12th, 2025
Days on Market	3
Zoning	Zone 28
Condo Fee	\$452

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 14th, 2025 at 11:47pm MDT