

\$198,000 - 208 9517 160 Avenue, Edmonton

MLS® #E4451804

\$198,000

2 Bedroom, 2.00 Bathroom, 894 sqft
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this bright and modern condo in the heart of Eaux Claires—ideal for first-time buyers, investors, or those seeking a low-maintenance lifestyle. Just a short walk to shopping, groceries, and the ETS transit centre, with quick access to downtown via 97 Street. This 893 sq. ft. unit in Radiance Condos (built in 2015) offers 2 bedrooms and 2 full bathrooms in a smart split layout for privacy. The open-concept kitchen flows into the living and dining space, with access to your private balcony—perfect for relaxing or entertaining. The primary bedroom features a walk-in closet and a 3-piece ensuite, while the second bedroom is located next to a full 4-piece bath. Enjoy in-suite laundry, an underground parking stall visible right after exiting the elevator, and a built-in HRV system for year-round fresh air—an added bonus rarely found in similar units. Comfort, convenience, and great value—all in one well-connected north Edmonton location.

Built in 2015

Essential Information

MLS® #	E4451804
Price	\$198,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	894
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	208 9517 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N1

Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Security Door, See Remarks, HRV System
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
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	August 7th, 2025
Days on Market	33
Zoning	Zone 28
Condo Fee	\$463

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