

## \$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	9
Zoning	Zone 28

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