

## \$530,000 - 9109 164 Avenue, Edmonton

MLS® #E4433412

**\$530,000**

6 Bedroom, 3.50 Bathroom, 1,789 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this beautifully maintained 2-storey walkout home backing directly onto serene parkland in the sought-after community of Eaux Claires! Offering just under 1,800 sq ft above grade plus a fully finished basement, this spacious 4-bedroom, 3.5-bathroom home is perfect for growing families or those who love to entertain. The main level features a formal living and dining area, complemented by an upgraded kitchen with modern finishes and plenty of space to gather. Upstairs, the primary suite is a true retreat with park views, a private balcony, and a 4-piece ensuite. The walkout basement adds incredible functionality with two additional sleeping spaces, a large recreation/living room, and a full bathroom—ideal for guests, extended family, or home office needs. Enjoy direct access to the park, nearby schools, shopping, and transit in this family-friendly neighbourhood. A rare opportunity to own a walkout backing green space in Eaux Claires!

Built in 2000

### Essential Information

MLS® #	E4433412
Price	\$530,000
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,789
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9109 164 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3H7

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Fire Pit, No Animal Home, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	33
Zoning	Zone 28

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