

## **\$170,000 - 327 9525 162 Avenue, Edmonton**

MLS® #E4463208

**\$170,000**

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 Titled parking stall located close to the buildings entrance. The building is pet friendly, well managed and has low condo fees! 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!

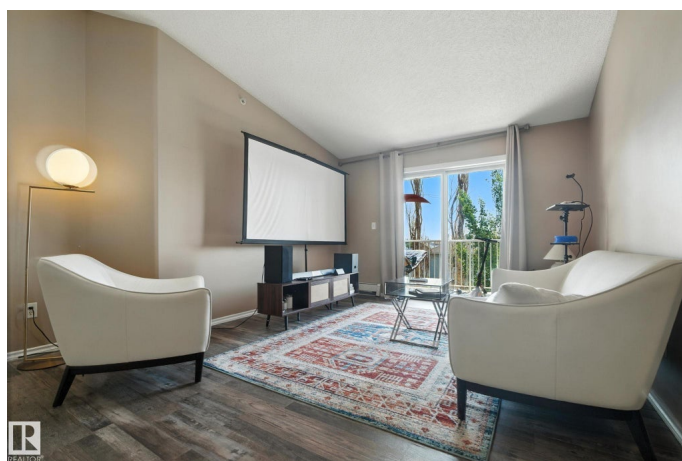
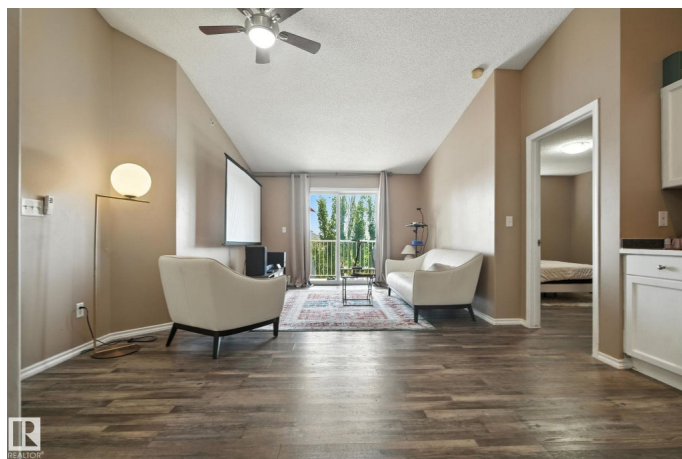
Built in 2004

### **Essential Information**

MLS® # E4463208

Price \$170,000

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, Window Coverings |
| 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    | October 23rd, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 28            |
| Condo Fee      | \$452              |

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Listing information last updated on October 28th, 2025 at 4:02am MDT