

# \$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 | 24               |
| Zoning         | Zone 28          |
| Condo Fee      | \$463            |

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Listing information last updated on August 31st, 2025 at 6:02pm MDT