

\$584,000 - 9109 164 Avenue, Edmonton

MLS® #E4433412

\$584,000

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 | \$584,000 |
| 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 | 1 |
| Zoning | Zone 28 |

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