

Courtesy Of Kathleen Dacruz Of Century 21 Masters

## \$389,900 - 16 9250 156 Avenue, Edmonton

MLS® #E4460242

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this beautifully designed modern end unit townhome, offering just under 1,800 sq ft of total living space in the heart of Eaux Claires. Completed in May 2023, this home features premium finishes, a thoughtful layout, and exceptional conveniences. The upper level includes a spacious primary bedroom with a 4-piece ensuite, two additional bedrooms, another full 4-piece bathroom, upper-floor laundry, and ample closet space. The main floor offers a bright and open living & dining area, and a kitchen with floor-to-ceiling cabinetry for added storage and modern appeal. On the lower level, enjoy a bonus/flex room, a 2-piece bathroom, utility/furnace room, and access to the double attached garage. This townhome comes with central air conditioning for added comfort. Located minutes from shopping, grocery stores, cafes, schools, and the Eaux Claires Transit Centre, this home is perfect for families, professionals, or investors looking for a move-in-ready property in a well-connected neighbourhood.

Built in 2017

### Essential Information

MLS® # E4460242

Price \$389,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,477             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16 9250 156 Avenue |
| Area        | Edmonton           |
| Subdivision | Eaux Claires       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 3N7            |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Attached                                                         |

### Interior

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

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Metal, Stucco, Hardie Board Siding |
| Exterior Features | Schools, Shopping Nearby, See Remarks    |
| Roof              | Asphalt Shingles                         |

|              |                                          |
|--------------|------------------------------------------|
| Construction | Wood, Metal, Stucco, Hardie Board Siding |
| Foundation   | Concrete Perimeter                       |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St. Anne, Florence Hallock |
| Middle     | Cardinal Leger             |
| High       | Queen Elizabeth, Oleary    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 28           |
| Condo Fee      | \$180             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 2:17pm MDT