

Courtesy Of Erin L Willman and Brian C Cyr Of RE/MAX Elite

\$349,900 - 9134 165 Avenue, Edmonton

MLS® #E4430399

\$349,900

4 Bedroom, 1.50 Bathroom, 1,249 sqft
Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

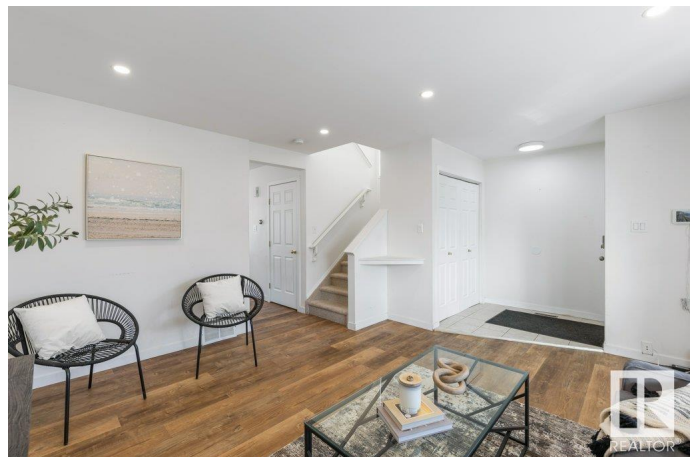
Charming south-facing 2-storey home offering 1,249 sq ft of thoughtfully designed living space. Step onto the inviting front porch and into a bright, spacious living room filled with natural light. The updated interior features stylish vinyl plank flooring and a refreshed kitchen with painted cabinets, newer countertops, backsplash, stainless steel appliances, and a walk-in pantry. A convenient half bath completes the main floor. Upstairs, you'll find three spacious bedrooms, including a generous Master bedroom with a cozy window seat and walk-in closet. The partially finished basement includes a large rec room and a fourth bedroom—ideal for guests, teens, or a home office. Enjoy summer entertaining in the backyard with a newer deck, pergola, and privacy panels. Rear alley parking for your convenience. Located in a quiet cul-de-sac in a family-friendly neighbourhood near schools, shopping, and with easy access to the Anthony Henday. New Furnace, Central A/C and Shingles installed in 2024. Move-in ready!

Built in 1999

Essential Information

MLS® # E4430399

Price \$349,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9134 165 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3H6

Amenities

Amenities	Deck, See Remarks
Parking	Rear Drive Access

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 11th, 2025

Days on Market 2

Zoning Zone 28

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Listing information last updated on April 13th, 2025 at 8:02pm MDT