



## 9519 160 Avenue 302 Edmonton AB

\$162,500

This 1 BEDROOM + DEN condo unit in Eaux Claires presents a compelling opportunity for both investors & 1st time buyers. The proximity to various amenities such as restaurants, banking & grocery stores, makes it highly convenient & appealing for residents. With 705 Sq. Ft. of space, this unit offers a comfortable living area with an open-plan layout, functional kitchen with quartz island provides a modern & efficient cooking space. The den provides versatility in its use, whether as an additional guest bedroom or home office. The full bath is accessible from both the living area & primary bedroom which features a walk-through closet, adding functionality & privacy. The balcony provides outdoor space for relaxation or entertaining. In-suite laundry provides added convenience for residents. This property comes with 1 titled parking stall conveniently located right out the front door, with lots of additional visitor parking throughout the complex. Quick commuting options to 97 St., Yellowhead & Henday.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

wendyhamel@remax.net

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)