

## \$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          |

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 May 1st, 2025 at 6:47am MDT