

# \$207,900 - 208 9517 160 Avenue, Edmonton

MLS® #E4451804

**\$207,900**

2 Bedroom, 2.00 Bathroom, 894 sqft  
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this bright and modern condo in the heart of Eaux Claires—ideal for first-time buyers, investors, or those seeking a low-maintenance lifestyle. Just a short walk to shopping, groceries, and the ETS transit centre, with quick access to downtown via 97 Street. This 893 sq. ft. unit in Radiance Condos (built in 2015) offers 2 bedrooms and 2 full bathrooms in a smart split layout for privacy. The open-concept kitchen flows into the living and dining space, with access to your private balcony—perfect for relaxing or entertaining. The primary bedroom features a walk-in closet and a 3-piece ensuite, while the second bedroom is located next to a full 4-piece bath. Enjoy in-suite laundry, an underground parking stall visible right after exiting the elevator, and a built-in HRV system for year-round fresh air—an added bonus rarely found in similar units. Comfort, convenience, and great value—all in one well-connected north Edmonton location.

Built in 2015

## Essential Information

MLS® #	E4451804
Price	\$207,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	894
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	208 9517 160 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N1

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Security Door, See Remarks, HRV System
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Florence Hallock School
Middle	Florence Hallock School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	20
Zoning	Zone 28
Condo Fee	\$463

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 August 26th, 2025 at 10:17pm MDT