

## \$369,000 - 9142 165 Avenue, Edmonton

MLS® #E4463087

**\$369,000**

3 Bedroom, 2.50 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Enjoy this spacious duplex with NO condo fees located in the desirable community of Eaux Claires! This beautiful home features an open-concept main floor, perfect for entertaining. The kitchen showcasing stone countertops, a good-sized island, bright white cabinetry & a brand-new stainless steel fridge, stove, & dishwasher. Recently painted throughout, the home also includes a convenient 2-piece bath on the main level, a corner gas fireplace as well as central vac & kick sweep in kitchen. Upstairs is 3 bedrooms, including a huge primary suite with double closets. 2 other bedrooms are good sizes & a bright 4-piece main bath. The fully finished basement offers a spacious flex room & a beautiful 3-piece bathroom. Enjoy your huge west-facing backyard. In recent years, several upgrades have been completed, including a furnace, A/C, hot water tank, shingles, washer, dryer, and microwave hood fan. All this in a nice cul-de-sac close to amenities & walking trails. There is nothing left to do but move in.

Built in 1999

### Essential Information

MLS® # E4463087

Price \$369,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,156                |
| Acres          | 0.00                 |
| Year Built     | 1999                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9142 165 Avenue |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3H6         |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                                                    |
| Parking        | Single Garage Attached                                                                                               |

### Interior

|              |                                                                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                          |
| Fireplace    | Yes                                                                                                                                                                                |
| Fireplaces   | Corner                                                                                                                                                                             |
| Stories      | 2                                                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                                                |
| Basement     | Full, Finished                                                                                                                                                                     |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 28            |

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Listing information last updated on November 1st, 2025 at 3:17pm MDT