

\$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	Half Duplex
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
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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	13
Zoning	Zone 28

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