

\$409,900 - 9113 166 Avenue, Edmonton

MLS® #E4444376

\$409,900

5 Bedroom, 2.00 Bathroom, 1,064 sqft
Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome! This fully finished 5BR Bi-level offers a functional layout, exceptional flexibility, and many opportunities. As you enter, you'll be greeted by a bright, open main floor featuring a vaulted ceiling. The bright and inviting living room flows seamlessly into a modern kitchen equipped with SS appliances and a generous dining area. The main level also includes three well-sized bedrooms, a 4-pc bathroom, and a conveniently located washer and dryer. The fully finished basement offers even more living space with two additional bedrooms, a second full kitchen, a large living area, and a 3-piece bathroom. With a separate side entrance, the lower level is ideal for multigenerational living. Step outside to the nice backyard complete with a parking pad and plenty of potential for a future garage or garden suite. Located just steps from Namao Centre, transit, parks, and major roadways, this home offers the perfect balance of comfort, convenience, and opportunity.

Built in 1999

Essential Information

MLS® #	E4444376
Price	\$409,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	9113 166 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3H5

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking	Front/Rear Drive Access

Interior

Appliances	Dryer, Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 26th, 2025

Days on Market 5

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 July 1st, 2025 at 5:17pm MDT