

Courtesy Of Carrie A Banham-Posty Of RE/MAX Elite

\$399,900 - 9004 166 Avenue, Edmonton

MLS® #E4445908

\$399,900

4 Bedroom, 3.00 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Very well-maintained 1142 sq ft bi-level tucked away in a quiet cul-de-sac in the desirable Eaux Claires area perfect for the growing family. This charming home offers a functional layout with a bright & spacious living room, vaulted ceilings, gas f/p, large kitchen w/ample cabinetry, corner pantry & a generous dining area with direct access to the backyard & deck—perfect for entertaining. The main floor features two great-sized bedrooms & a 4 pce bath including a spacious primary suite with a 4-pce ensuite & large closet. The fully finished basement offers even more living space w/two additional bedrooms, 4-pce bath, a large family room & plenty of storage. Large fully landscaped & fenced yard with numerous trees, shrubs & perennials. Additional highlights include a newer roof & a single attached garage. This home is ideal for first-time buyers or investors alike, offering excellent value in a prime location close to shopping, schools, parks, restaurants & easy access to downtown & the Anthony Henday.

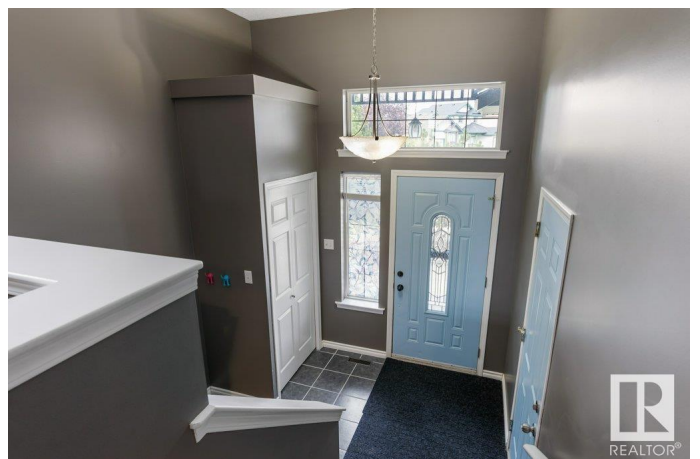
Built in 1998

Essential Information

MLS® # E4445908

Price \$399,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,142 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9004 166 Avenue |
| Area | Edmonton |
| Subdivision | Eaux Claires |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 3H5 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Patio, Vaulted Ceiling, See Remarks |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 28 |

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Listing information last updated on July 7th, 2025 at 9:32pm MDT