

\$439,900 - 9237 164 Avenue, Edmonton

MLS® #E4441222

\$439,900

4 Bedroom, 3.00 Bathroom, 1,285 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Located in a quiet cul-de-sac on a large pie lot in the desirable neighbourhood of Eaux Claires is this beautiful bi level. With easy access to main thoroughfares, bus service, shopping, Anthony Henday and Namao Centre. This very bright and inviting home features central a/c, built-in vacuum system, vaulted ceilings, trendy two-toned cabinetry in kitchen, large corner pantry, functional island with a kick-sweep vacuum, garburator and newer appliances. For the cold winter nights there are two gas fireplaces, a Nest thermostat, south facing backyard that has a beautiful cherry blossom tree and top/bottom blinds. Additional features include sliding patio doors to a 2-tiered composite vinyl deck, aluminium railings, a wall-to-wall wardrobe in bedroom, a generous size Primary bedroom with walk-in closet and full bath ensuite. The attached garage is insulated and drywalled with direct access to the large entry-way. You must see this home for yourself!

Built in 1999

Essential Information

MLS® #	E4441222
Price	\$439,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,285
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	9237 164 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3M7

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 8th, 2025
Days on Market 4
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 June 13th, 2025 at 5:02am MDT