

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.

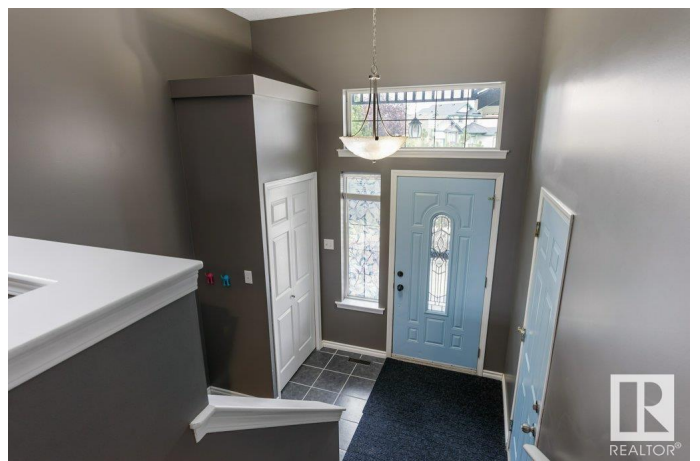
Built in 1998

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	3
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 7th, 2025 at 12:32am MDT