

Courtesy Of Erin L Willman and Brian C Cyr Of RE/MAX Elite

# \$349,900 - 9134 165 Avenue, Edmonton

MLS® #E4430399

**\$349,900**

4 Bedroom, 1.50 Bathroom, 1,249 sqft  
Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

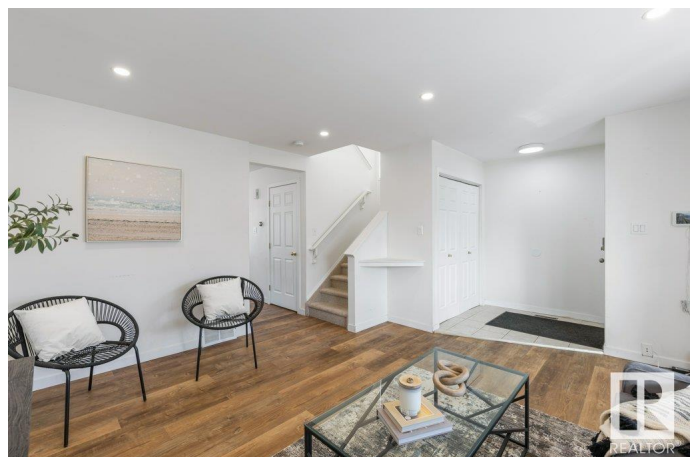
Charming south-facing 2-storey home offering 1,249 sq ft of thoughtfully designed living space. Step onto the inviting front porch and into a bright, spacious living room filled with natural light. The updated interior features stylish vinyl plank flooring and a refreshed kitchen with painted cabinets, newer countertops, backsplash, stainless steel appliances, and a walk-in pantry. A convenient half bath completes the main floor. Upstairs, you'll find three spacious bedrooms, including a generous Master bedroom with a cozy window seat and walk-in closet. The partially finished basement includes a large rec room and a fourth bedroom—ideal for guests, teens, or a home office. Enjoy summer entertaining in the backyard with a newer deck, pergola, and privacy panels. Rear alley parking for your convenience. Located in a quiet cul-de-sac in a family-friendly neighbourhood near schools, shopping, and with easy access to the Anthony Henday. New Furnace, Central A/C and Shingles installed in 2024. Move-in ready!

Built in 1999

## Essential Information

MLS® # E4430399

Price \$349,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9134 165 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3H6

### **Amenities**

Amenities	Deck, See Remarks
Parking	Rear Drive Access

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, 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            April 11th, 2025

Days on Market      4

Zoning                 Zone 28

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Listing information last updated on April 15th, 2025 at 9:02pm MDT