

## \$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 7

Zoning Zone 28

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