

\$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 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 21

Zoning Zone 28

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Listing information last updated on July 17th, 2025 at 7:47am MDT