

# \$629,900 - 9112 159 Avenue, Edmonton

MLS® #E4450394

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,748 sqft  
Single Family on 0.00 Acres

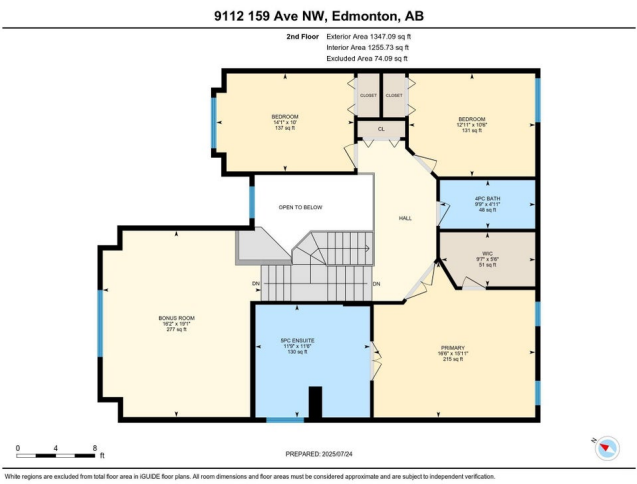
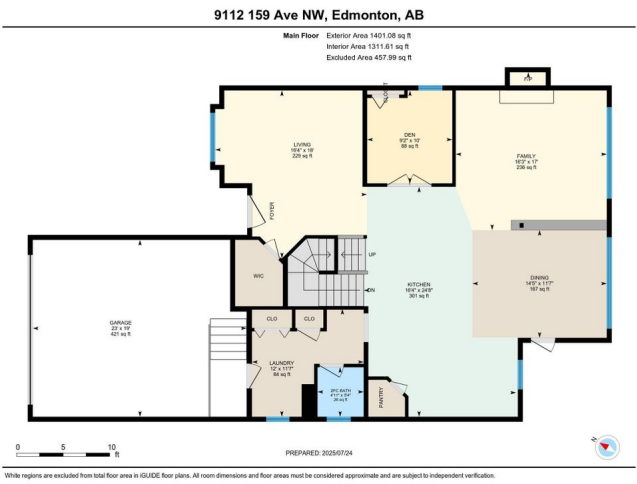
Eaux Claires, Edmonton, AB

This well-maintained 2-story home in the desirable Eaux Claires community, situated on a quiet street, boasts 2748 sqft above-grade living space, features 9 ft ceilings, 3 bedrooms, 2.5 baths, a bonus room, and a double attached garage. A spacious entryway leads to the bright living room. Rich hardwood flooring flows throughout the main floor. Open concept floor plan gives direct access to the kitchen featuring granite countertops, center island, rich maple cabinets, and a corner pantry. The family room features a cozy fireplace, while the formal dining area opens to a north-facing backyard and deck—ideal for entertaining. A den and a 2-pc bath complete the main floor. Upstairs, you'll find a bonus room, 3 spacious bedrooms, and a 4-pc shared bath, with the primary bedroom featuring a walk-in closet and a 5-pc ensuite. Unfinished basement with tons of potential. Close to schools, shopping, and all amenities, with quick access to the Henday.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450394  |
| Price      | \$629,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,748                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9112 159 Avenue |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3X2         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Attached               |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Brick, Stucco                                                                                  |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

Date Listed July 29th, 2025

Days on Market 4

Zoning Zone 28

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Listing information last updated on August 2nd, 2025 at 3:02am MDT