

## \$559,900 - 9012 157 Avenue, Edmonton

MLS® #E4455352

### \$559,900

5 Bedroom, 3.00 Bathroom, 1,915 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

A spacious home awaits you in the desirable community of Eaux Claires! This beautifully updated property offers over 1,900 sq. ft. of bright, open living space. The main floor and master bedroom are highlighted by soaring vaulted ceilings that create a sense of grandeur and airiness. Fresh paint and modern light fixtures provide a contemporary feel, while generously sized bedrooms ensure comfort for the entire family. The low-maintenance backyard is perfect for outdoor relaxation and entertaining. This home also features a heated garage and two separate basement entrances, offering excellent potential for a future suite or additional living space. Don't miss your chance to make this address yours.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455352  |
| Price          | \$559,900 |
| Lease Rate     | \$16      |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,915     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9012 157 Avenue |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3G2         |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 5                                                                                                                                           |
| Parking        | Double Garage Attached, Over Sized                                                                                                          |
| Is Waterfront  | Yes                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                         |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Florence Hallock |
| Middle     | H. E. Beriault   |
| High       | M.E. Lazerte     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 70                |
| Zoning         | Zone 28           |

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Listing information last updated on November 7th, 2025 at 2:02am MST