

## \$154,900 - 311 9523 160 Avenue, Edmonton

MLS® #E4464451

### \$154,900

1 Bedroom, 1.00 Bathroom, 564 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Turnkey investment opportunity in Radiance Condos, Eaux Claires. This well-maintained 1-bedroom, 1-bath unit offers ~562 sq ft of modern living and comes with a reliable tenant paying \$1,450 per month, providing immediate income. Built in 2015, the building features in-floor heating, professional management, and low-maintenance construction ideal for hands-off investors. The unit includes quartz countertops, stainless steel appliances, in-suite laundry, and two titled parking stalls—one currently rented for additional income. Located steps from the Eaux Claires Transit Centre, Namas Centre, shops, and restaurants, this is a highly rentable area with consistently low vacancy. With similar units listed higher and renting for comparable amounts, this condo delivers strong cash flow and long-term value in one of North Edmonton's most convenient communities. Perfect for investors seeking steady returns and a worry-free addition to their portfolio.

Built in 2014

### Essential Information

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Price \$154,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 564                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 311 9523 160 Avenue |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 0M4             |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                             |
| Parking        | Heated, Parkade, Underground                                                  |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Window Coverings, See Remarks |
| Heating           | In Floor Heat System, Natural Gas                                                                          |
| # of Stories      | 4                                                                                                          |
| Stories           | 4                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 28            |
| Condo Fee      | \$356              |

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Listing information last updated on November 7th, 2025 at 6:17am MST