

## \$774,900 - 9023 156a Avenue, Edmonton

MLS® #E4430598

**\$774,900**

7 Bedroom, 5.00 Bathroom, 2,643 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to your dream home in the heart of Eaux Claires! Tucked away in a quiet cul-de-sac, this spacious 7-BEDROOM, 5-BATHROOM home has over 3500 Sqft of living space and room for the whole family. Youâ€™ll love the triple-car garage, huge backyard, and thoughtful layout. The main floor features a full bedroom and bathroom, perfect for guests or extended family, as well as both a living room and a family room for added space. Upstairs has 4 bedrooms, including 2 with their own en-suite bathrooms. The fully finished basement features a second kitchen, 2 more bedrooms, and a full bathâ€”ideal for in-laws or a growing family. Close to schools, shopping, parks, and everything your family needs. Come see why pride of ownership truly shines in this beautiful home!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430598  |
| Price          | \$774,900 |
| Bedrooms       | 7         |
| Bathrooms      | 5.00      |
| Full Baths     | 5         |
| Square Footage | 2,643     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9023 156a Avenue |
| Area        | Edmonton         |
| Subdivision | Eaux Claires     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3G2          |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Deck, No Animal Home, See Remarks |
| Parking   | Triple Garage Attached            |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 18               |

## Zoning

## Zone 28

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Listing information last updated on April 30th, 2025 at 5:32am MDT