

\$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

MLS® # E4464451

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	2
Zoning	Zone 28
Condo Fee	\$356

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 1:17pm MST