

## \$609,000 - 9239 156 Avenue, Edmonton

MLS® #E4437693

**\$609,000**

3 Bedroom, 2.50 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Step into modern elegance with this brand new 3-bedroom, 3-bathroom home offering 1,851 sq ft of beautifully designed living space. Built in 2025, this residence combines, style, comfort, and functionality â€“ all in a serene setting that backs out to a pond filled with wildlife. The sloping grade allows for an incredible view off of the raised deck while simultaneously allowing lots of natural light into all three floors. The 16 ft wide garage boasts an epoxied floor as well as a removable stair railing for ease of moving in large items. Electric fireplace, engineered hardwood, and maple-stained railings with glass set the mood of the main floor while carpet and tiled bathrooms (not to mention incredible views) surround the upstairs. The basement awaits your inner designs and is roughed in for an additional bedroom and bathroom. This home is move-in ready, offering energy-efficient systems and the peace of mind.

Built in 2025

### Essential Information

MLS® # E4437693

Price \$609,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,851
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	9239 156 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2N4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Sloping Lot, Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	26
Zoning	Zone 28

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