

\$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 | 18 |
| Zoning | Zone 28 |

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Listing information last updated on June 8th, 2025 at 1:17am MDT