

## \$224,900 - 16303 95 Street, Edmonton

MLS® #E4432242

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,029 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Here's a One of a Kind 2 bedroom, 2 bathroom & 2 TITLED, Underground parking stalls with storage locker Condo unit in Eaux Claires North Edmonton. A 30 Second Walk to ALL amenities for Grocery, City Transit & Expansive Walking Trail System! This is an UPGRADED & Modernized Unit with REAL HARDWOOD Flooring found throughout most of the main floor. The Highlighted Kitchen to this unit has Upgraded S/S Appliances, A Large Kitchen Island, Mosaic Backsplash Tiles & Deep Cabinet Drawers. The living room is big & BRIGHT w/access to the West Facing COVERED PATIO, ideal for morning coffee. 2 bedrooms are separated by the main living space, perfect for PRIVACY. RELAX in the master bedroom w/ a walk through closet featuring CUSTOM closet shelving & a full ensuite washroom. Enjoy those Coming HOT Summer Days w/ in-suite A/C! Building Amenities include a gym, rec room w/pool table, library, visitor area & GUEST SUITE (\$75/Night). Quiet Building offered at an Amazing Price!

Built in 2002

### Essential Information

MLS® # E4432242

Price \$224,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	53
Zoning	Zone 28
Condo Fee	\$555

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 June 15th, 2025 at 7:47pm MDT