

\$191,000 - 316 16303 95 Street, Edmonton

MLS® #E4454030

\$191,000

2 Bedroom, 2.00 Bathroom, 831 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Wonderfully priced 2 bedroom, 2 bathroom unit with in-suite laundry in Promenade Eaux Claires. NEW carpet, NEW vinyl in the bathrooms, NEW trim/baseboards, New lighting and a NEW paint job!! The large primary bedroom has a walk through his & her closet to the full ensuite bathroom. The 2nd bedroom is a generous size and it's located next the a 2nd full bathroom and a handy linen closet. The kitchen/living room connection is perfect for hosting/entertaining. Having the south facing balcony with the gas BBQ hook up could lend itself to more enjoyable evenings on the deck. On the hot summer days, you can turn on the AIR CONDITIONER and get some relief inside. A single, Heated underground TITLED parking stall is an ideal perk that comes with the unit. Condo fee includes: WATER and HEAT. The building is exceptionally well kept and includes a GYM, a GUEST SUITE and a GAMES ROOM. Excellent location as it's near to shopping, restaurants, trails, transit and the Anthony Henday is 3 minutes away.

Built in 2002

Essential Information

MLS® # E4454030

Price \$191,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	316 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Guest Suite, No Smoking Home, Recreation Room/Centre, Secured Parking, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	79
Zoning	Zone 28
Condo Fee	\$435

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