

## \$255,000 - 322 16303 95 Street, Edmonton

MLS® #E4456959

**\$255,000**

2 Bedroom, 2.00 Bathroom, 1,215 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to the well-maintained Promenade Eaux Claires! Experience SPACIOUS condo living! This expansive, 2 Bedrm, 2 Full Bath, 3rd floor unit is one of the largest in the building with a UNIQUE, OPEN-CONCEPT floor plan. Entertaining is made easy as the Kitchen w/ brand new SS Appliances, ample cupboard space, center island w/ storage opens to the Dining & Main Living Area, complimented by the corner gas fireplace. From the living area, step out & enjoy the balcony equipped w/ natural gas BBQ line. The generous Primary Bedrm invites a king size bed, has a walk-thru closet to the 3pc Ensuite. Large Second Bedrm boasts a walk-in closet & is adjacent to the 4 pc Main Bath. The unit has been freshly painted thru-out, even the ceilings! In-Suite Laundry is a luxury w/ stacked washer/dryer. Central A/C. Heated Undergrd, Titled, Tandem Parking Stalls w/ Storage Cage. This secure building offers good Visitor Parking, Fitness Room, Games Lounge, Guest Suite, & cozy Lobby! Close to amenities! 5 min to The Henday!

Built in 2002

### Essential Information

MLS® # E4456959

Price \$255,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	322 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, No Animal Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 9th, 2025
Days on Market	10
Zoning	Zone 28
Condo Fee	\$638

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