

## \$199,900 - 125 16303 95 Street, Edmonton

MLS® #E4445011

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

This 2 Bed, 2 Bath Condo Checks All the Boxes! Enjoy convenient main floor living with easy access to your titled heated underground parking stall with a storage locker. The unit offers an open-concept layout, making it both stylish and accessible. Inside, you'll find newer flooring and carpets, a spacious in-suite laundry room with plenty of storage, and a thoughtfully designed floor plan perfect for everyday living. This well-maintained building has seen numerous upgrades over the years, including new shingles and resurfaced underground parking and lot and condo fees include heat & water. Residents enjoy access to great amenities like a rentable guest suite, games room, fitness center, and ample visitor parking. The location is unbeatable—steps to shopping (Sobeys and more), a bus stop right out front, just a 10-minute drive to the military base, and quick access to the Anthony Henday in either direction.

Built in 2002

### Essential Information

MLS® #	E4445011
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,071
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	125 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

### **Amenities**

Amenities	Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Storage-In-Suite, Storage Cage
Parking	Heated, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 29th, 2025  
Days on Market                54  
Zoning                              Zone 28  
Condo Fee                        \$518

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