# \$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.

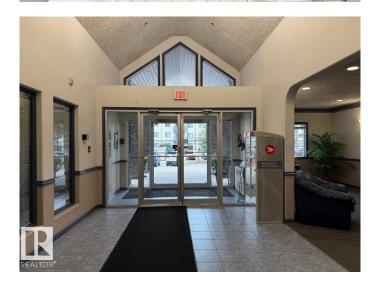
Built in 2002

#### **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

Zoning Zone 28

Condo Fee \$435

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Listing information last updated on August 21st, 2025 at 7:47pm MDT