

## \$175,000 - 134 16311 95 Street, Edmonton

MLS® #E4459936

**\$175,000**

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

ATTENTION FIRST-TIME BUYERS & INVESTORS! Welcome to this affordable 2 BEDROOM, 2 BATH condo in desirable Eaux Claires. This bright SOUTH-FACING unit features a spacious open floor plan, large closets, a cozy corner gas fireplace, and patio doors leading to a sunny private patio. The kitchen offers maple cabinetry, under-cabinet lighting, and a moveable island. Bedrooms are thoughtfully placed on opposite sides for added privacy, each with its own full bath. Enjoy the comfort of A/C, in-suite laundry, and the convenience of your PARKING STALL literally right outside the unit. The building includes a guest suite and exercise room. Ideally located just steps from shopping, dining, and public transit, with quick access to 97 St, NAIT, downtown, Anthony Henday, and only 10 minutes to CFB Edmonton. A well-managed complex with LOW condo fees that include heat and water make this a smart investment. Move-in ready and waiting for you!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459936  |
| Price     | \$175,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,025                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 134 16311 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Y5             |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Plug-Ins, Parking-Visitor, Patio |
| Parking Spaces | 1                                                                                                                |
| Parking        | Stall                                                                                                            |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                           |
| Fireplaces        | Corner                                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Slab               |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 28              |
| Condo Fee      | \$499                |

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Listing information last updated on October 14th, 2025 at 4:17pm MDT