

## \$234,900 - 303 16303 95 Street, Edmonton

MLS® #E4423982

**\$234,900**

2 Bedroom, 2.00 Bathroom, 1,026 sqft  
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to the very well maintained promenade at Eaux Claire. This 1026sf (third floor) condo shows an immense pride of ownership. Here are the details. First of all, there are 2 beds and 2 baths. The primary bedroom is massive and has a walk through closet and attached 3 piece ensuite. The secondary guest bedroom is of good size as well. The bedrooms are separated by a large living room which has a corner gas fireplace for cozying up on cold winter nights. Conversely, the unit has central AC for hot summer nights. The galley kitchen is partially open to the living room, and features newer stainless steel appliances. Adjacent to the kitchen is the dining space, large enough for a good size dining table. In suite laundry/storage room and maintenance free deck round out the unit. Included in the purchase is UNDERGROUND titled parking (tandem 2 cars) and storage cage. There are social and exercise rooms in the building. An abundance of shopping walking distance away, and easy access to the Henday.

Built in 2002

### Essential Information

MLS® # E4423982

Price \$234,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	303 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, Low Flw/Dual Flush Toilet, Parking-Visitor, Social Rooms, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Tandem, Underground

### **Interior**

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

### **Exterior**

Exterior Wood, Vinyl  
Exterior Features Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 5th, 2025  
Days on Market 9  
Zoning Zone 28  
Condo Fee \$546



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