

Courtesy Of Lynne K Griffiths Of One Percent Realty

## \$210,000 - 212 16303 95 Street, Edmonton

MLS® #E4421750

**\$210,000**

2 Bedroom, 2.00 Bathroom, 933 sqft  
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Meticulously maintained, 2nd owner, no pets, no smoking, 2 bedroom, 2 bathroom unit in Promenade Eaux Claires! The open floor plan features upgraded flooring throughout, freshly painted & NEW carpet in bedrooms. NEW door trim & baseboards. Nice sized kitchen with island. Newer fridge & dishwasher. Large primary bedroom with walk through his & her closets to your full ensuite bathroom! Second nice size bedroom has a full bathroom located right next to it. Large living room with cozy gas fireplace! In suite laundry with stackable washer & dryer! South facing Balcony with bbq gas hook up over looks green belt with walking trail! AIR CONDITIONED! This unit comes with 2 TITLED PARKING STALLS! One underground heated stall with storage cage & one surface stall. This exceptionally well kept building also has a gym, a games room and a GUEST SUITE! Excellent location with great access to transit, walking trails, easy access to downtown and close to all major shopping! Condo fee includes HEAT and WATER!

Built in 2002

### Essential Information

MLS® #	E4421750
Price	\$210,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	212 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, No Smoking Home, Recreation Room/Centre, Natural Gas BBQ Hookup
Parking	Heated, Stall, Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, 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 February 15th, 2025  
Days on Market 27  
Zoning Zone 28  
Condo Fee \$490

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Listing information last updated on March 14th, 2025 at 3:32am MDT