

## \$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 |
| Days on Market | 71                |
| Zoning         | Zone 28           |
| Condo Fee      | \$435             |

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Listing information last updated on October 31st, 2025 at 9:17am MDT