

## \$196,500 - 117 16303 95 Street, Edmonton

MLS® #E4443224

**\$196,500**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Delightful 2 Bedroom 2 Bathroom Suite with central Air Conditioning in Promenade Eaux Claires. Galley Kitchen with black Appliances with a opening to the living room. Adjoining dining area for family get togethers.

Entertaining size Living Room with a gas fireplace and patio doors off onto a patio area. Master Bedroom has his & her closets leading into a full ensuite bathroom. There is a second bedroom and second full bathroom Ensuite Laundry. Underground heated parking and plenty of visitor parking. Very well maintained building with Exercise & Games Room. Very walkable neighbourhood close to shopping, restaurants, parks, & public transportation.

Built in 2002

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4443224          |
| Price          | \$196,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 849               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Security Door |
| Parking   | Underground                                     |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Corner, Glass Door                                                                                                   |
| # of Stories      | 4                                                                                                                    |
| Stories           | 1                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | None, No Basement                                                                                                    |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 62              |
| Zoning         | Zone 28         |

Condo Fee                    \$444

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Listing information last updated on August 20th, 2025 at 6:47am MDT