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

MLS® #E4443224

#### \$196,500

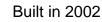
2 Bedroom, 2.00 Bathroom, 849 sqft Condo / Townhouse on 0.00 Acres

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.







#### **Essential Information**

MLS® #	E4443224
Price	\$196,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.00
Year Built	2002
Туре	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

Conditioning-Central,	Dishwasher-Built-In,	Dryer,	Hood	Fan,
en-Microwave, Refrigerat	or, Stove-Electric, Was	sher		
n Coil, Natural Gas				
6				
rner, Glass Door				
S				
ne, No Basement				
	0,	en-Microwave, Refrigerator, Stove-Electric, Was n Coil, Natural Gas s rner, Glass Door s	en-Microwave, Refrigerator, Stove-Electric, Washer n Coil, Natural Gas s rner, Glass Door s	en-Microwave, Refrigerator, Stove-Electric, Washer n Coil, Natural Gas s rner, Glass Door s

#### 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	75
Zoning	Zone 28

#### Condo Fee \$444

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 1st, 2025 at 9:47pm MDT