

## \$199,999 - 16311 95 Street, Edmonton

MLS® #E4427601

**\$199,999**

2 Bedroom, 2.00 Bathroom, 898 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Beautiful 3rd floor Promenade Eaux Claires family friendly condo, overlooking green space. This meticulously well maintained freshly painted 2 bed, 2 bath unit is perfect in many ways. The kitchen boasts ample cabinetry with an island for all your cooking and entertainment needs; which opens into a huge living room with a corner gas fireplace and access to your north facing balcony and green space. The master bedroom has a walk in closet, and an en-suite bath. The other side of the unit features the second bedroom as well as a full bath. Unit comes with central A/C, en-suite laundry, and underground parking that is 20 feet from the elevator, perfect for anyone with mobility restrictions. The complex has a fully equipped gym, easily accessed from the lobby, a social room with a pool table on the second floor. Close to all amenities, shoppings, schools, public transportation and easy access to the Anthony Henday. Immediate possession available!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427601  |
| Price     | \$199,999 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 898                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16311 95 Street |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3Y5         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Heated, Underground                              |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| # of Stories      | 4                                                                                                                                           |
| Stories           | 1                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 26th, 2025  
Days on Market                82  
Zoning                              Zone 28  
Condo Fee                        \$472

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Listing information last updated on June 16th, 2025 at 6:47am MDT