

\$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 81
Zoning Zone 28
Condo Fee \$472

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