

## \$224,900 - 123 16303 95 Street, Edmonton

MLS® #E4432242

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,029 sqft  
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Here's a One of a Kind 2 bedroom, 2 bathroom & 2 TITLED, Underground parking stalls with storage locker Condo unit in Eaux Claires North Edmonton. A 30 Second Walk to ALL amenities for Grocery, City Transit & Expansive Walking Trail System! This is an UPGRADED & Modernized Unit with REAL HARDWOOD Flooring found throughout most of the main floor. The Highlighted Kitchen to this unit has Upgraded S/S Appliances, A Large Kitchen Island, Mosaic Backsplash Tiles & Deep Cabinet Drawers. The living room is big & BRIGHT w/access to the West Facing COVERED PATIO, ideal for morning coffee. 2 bedrooms are separated by the main living space, perfect for PRIVACY. RELAX in the master bedroom w/ a walk through closet featuring CUSTOM closet shelving & a full ensuite washroom. Enjoy those Coming HOT Summer Days w/ in-suite A/C! Building Amenities include a gym, rec room w/pool table, library, visitor area & GUEST SUITE (\$75/Night). Quiet Building offered at an Amazing Price!

Built in 2002

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4432242  |
| Price  | \$224,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,029                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 123 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 2   |
| Parking        | Underground   |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 28          |
| Condo Fee      | \$555            |

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Listing information last updated on May 23rd, 2025 at 11:32am MDT