

# **\$174,900 - 219 16303 95 Street, Edmonton**

MLS® #E4430766

**\$174,900**

2 Bedroom, 2.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Awesome condo with 3 Titled PARKING STALLS, one underground in parkade and a tandem above ground stall. 2nd floor condo with great views on the deck with a walking trail and green space to look onto. Inside there are 2 bedrooms each with south facing windows, kitchen has a large island, lots of cabinets. There is a laundry/storage room, 2 full bathrooms. The primary suite has a walk through closet and private 4 piece ensuite. Building is well maintained with games room, exercise room. Close to shopping, restaurants, all conveniences and the Anthony Henday for an easy commute.

Built in 2002

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430766               |
| Price          | \$174,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 879                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 219 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | See Remarks                |
| Parking   | Heated, Stall, Underground |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | None                   |
| Heating           | Hot Water, Natural Gas |
| Fireplace         | Yes                    |
| Fireplaces        | Corner                 |
| # of Stories      | 4                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |
| Foundation        | Slab             |

### Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 11th, 2025 |
| Days on Market  | 21               |
| Zoning          | Zone 28          |
| RE / Bank Owned | Yes              |
| Condo Fee       | \$462            |

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Listing information last updated on May 2nd, 2025 at 7:47pm MDT