

## \$200,000 - 340 16311 95 Street, Edmonton

MLS® #E4438461

**\$200,000**

2 Bedroom, 2.00 Bathroom, 994 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Beautifully maintained 2-bedroom, 2-bathroom condo with air conditioning in the highly sought-after, well managed Promenade Eaux Claires. This home is perfect for professionals, first-time buyers, or downsizers seeking low-maintenance living with great amenities. Enjoy cooking in your well-appointed kitchen with ample cabinetry and a spacious island—ideal for entertaining. The generous 153sqft primary bedroom offers a walk-through closet leading to a private ensuite. A second bedroom and full bath provide flexibility for guests or a home office setup. Sunny South facing deck to enjoy the summer sun. Other amenities include secure underground parking, fitness centre and a social room to host gatherings. Convenient guest suite for visiting family and friends. Located steps from grocery stores, restaurants, and walking trails, this condo blends urban convenience with suburban peace of mind. Quick access Eaux Claires transit centre, 97 Street and Anthony Henday makes commuting a breeze.

Built in 2004

### Essential Information

MLS® # E4438461

Price \$200,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 994                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 340 16311 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Y5             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Exercise Room, Guest Suite, No Animal Home, Parking-Visitor, Social Rooms |
| Parking   | Heated, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # 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 |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | St. Philip           |
| Middle     | FLORENCE HALLOCK K-9 |
| High       | QUEEN ELIZABETH      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 23             |
| Zoning         | Zone 28        |
| Condo Fee      | \$509          |

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Listing information last updated on June 16th, 2025 at 7:47pm MDT