

## \$196,500 - 117 16303 95 Street, Edmonton

MLS® #E4443224

**\$196,500**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Delightful 2 Bedroom 2 Bathroom Suite with central Air Conditioning in Promenade Eaux Claires. Galley Kitchen with black Appliances with a opening to the living room. Adjoining dining area for family get togethers.

Entertaining size Living Room with a gas fireplace and patio doors off onto a patio area. Master Bedroom has his & her closets leading into a full ensuite bathroom. There is a second bedroom and second full bathroom Ensuite Laundry. Underground heated parking and plenty of visitor parking. Very well maintained building with Exercise & Games Room. Very walkable neighbourhood close to shopping, restaurants, parks, & public transportation.

Built in 2002

### Essential Information

MLS® #	E4443224
Price	\$196,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	117 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

### Amenities

Amenities	Air Conditioner, No Smoking Home, Security Door
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	June 19th, 2025
Days on Market	11
Zoning	Zone 28

Condo Fee                    \$444

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