

## \$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                82  
Zoning                              Zone 28  
Condo Fee                        \$472

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