

\$220,000 - 323 16303 95 Street, Edmonton

MLS® #E4452076

\$220,000

2 Bedroom, 2.00 Bathroom, 1,035 sqft
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Experience effortless condo living in this expansive 3rd-floor unit at Promenade Eaux Claires is MOVE-IN ready. Bright and inviting, the open-concept layout features brand-new luxury vinyl plank flooring, a sun-filled living room, and a large oak kitchen with abundant cabinetry, generous counter space, and a raised bar island—ideal for entertaining. Enjoy two spacious bedrooms and two full baths, including a private ensuite. Step out onto your west-facing covered balcony to soak in sunsets, complete with a gas BBQ hook-up. Stay comfortable year-round with central A/C. Thoughtfully designed with a large in-suite laundry and storage room, plus a titled heated underground parking stall and secure storage cage. This well-managed building includes a fitness room, games lounge, guest suite, and a stylish lobby. Conveniently located near public transit, parks, and major shopping amenities, everything you need is just steps away.

Built in 2002

Essential Information

MLS® #	E4452076
Price	\$220,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,035
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	323 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Stall, Underground

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	8
Zoning	Zone 28
Condo Fee	\$517

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 16th, 2025 at 6:17am MDT