

## \$219,899 - 112 16303 95 Street, Edmonton

MLS® #E4460326

**\$219,899**

2 Bedroom, 2.00 Bathroom, 978 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

MINT, MINT, MINT Bright, clean and meticulously maintained open concept condo with central air conditioning, island kitchen with some newer appliances, 2 spacious bedrooms, 2 - 4 piece bathrooms, brand new vinyl plank flooring, fresh paint, new vertical blinds in living room with cozy gas fireplace, in-suite laundry, keyless entry, heated underground parking with large storage cage very close to the elevator plus a tandem outdoor stall close to the entrance for 2 vehicles. Walk out your patio doors to a serene and private patio and south facing green space in a fenced secure area. Beautifully kept complex in a prime location that is walking distance to all amenities, shopping, restaurants, medical, bus terminal, etc. Lots of visitor parking, guest suite rental for \$75.00 per night. Very low condo fee, secure complex. This home is a gem!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460326  |
| Price          | \$219,899 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 978       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2002                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 112 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, Recreation Room/Centre, Social Rooms, Storage Cage |
| Parking Spaces | 3                                                                                               |
| Parking        | 2 Outdoor Stalls, Heated, Underground                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                        |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 28              |
| Condo Fee      | \$499                |

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 October 6th, 2025 at 5:17pm MDT