

## \$220,000 - 112 16303 95 Street, Edmonton

MLS® #E4437039

**\$220,000**

2 Bedroom, 2.00 Bathroom, 985 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to your beautifully maintained 2-bed, 2-bath retreat – 979 sq-ft of comfort and charm in a quiet, secure north-end community. This sun-filled main-floor condo offers a warm, open-concept layout with a south-facing walkout patio, perfect for morning coffee or evening unwinding. Upgraded with stylish, cozy touches – from king and queen beds to elegant living room decor and a dining table ready for hosting. The kitchen shines with maple cabinetry, stainless steel appliances, and a welcoming island. The serene primary suite features a walk-through closet and private ensuite. Enjoy in-suite laundry, A/C, a gas fireplace, and three parking stalls (1 underground near elevator, 2 outdoor tandem). Condo perks include fitness room, library, games room, guest suite, and ample visitor parking. Moments from schools, parks, shops, transit, and major roads. A lovingly cared-for home in a prime location – offered at \$234,900 with heat/water included in condo fees.

Built in 2002

### Essential Information

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Price \$220,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 985                    |
| 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      | Parking-Visitor |
| Parking Spaces | 2               |
| Parking        | Parkade         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Vinyl           |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Vinyl           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                38  
Zoning                              Zone 28  
Condo Fee                        \$499

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