

## \$195,000 - 227 16303 95 Street, Edmonton

MLS® #E4460383

**\$195,000**

2 Bedroom, 2.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

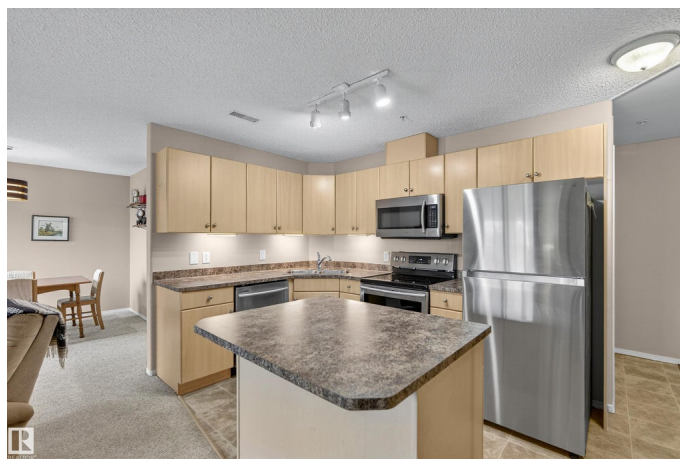
Eaux Claires, Edmonton, AB

Twice the comfort, twice the convenience: two bedrooms, two bathrooms, two titled parking. This bright corner condo stands out with the rare bonus of TWO titled parking spots, one heated underground + one surface, both steps from the unit. Inside, the open kitchen with island + new stainless appliances flows into dining + living space anchored by a cozy gas fireplace. A west-facing balcony (with BBQ + gas line) adds sunshine + outdoor living. The primary suite features a walk-through closet + 4pc ensuite, while the second bedroom works perfectly for guests, a home office, or a roommate. A full bath, in-suite laundry/storage + underground storage cage complete the home. The well-kept building includes a fitness centre, games room + guest suite. All in a vibrant community near shops, parks, transit + quick access to Henday, Yellowhead + base.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460383  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 914       |
| Acres          | 0.00      |



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

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 227 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### **Amenities**

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage Cage |
| Parking Spaces | 2                                                                                     |
| Parking        | Stall, Underground                                                                    |

### **Interior**

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

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                      |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Brick, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 28           |
| Condo Fee      | \$490             |

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Listing information last updated on October 19th, 2025 at 7:02am MDT