

## \$209,900 - 446 16311 95 Street, Edmonton

MLS® #E4438047

**\$209,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

TOP FLOOR, CORNER UNIT with South-facing balcony in Eaux Claires. If good things come in 2's, you've found what you're looking for: 2 large BEDROOMS | 2 BATHROOMS | 2 TITLED PARKING STALLS! This FRESHLY PAINTED unit is flooded with light the moment you enter. Luxury vinyl plank flooring has been installed at the entry & flows seamlessly into the kitchen, complete with KitchenCraft cabinetry, island & under-mounted lighting. The living room features a gas fireplace & great views over the treetops. This floor plan is perfect for roommates - each bedroom is on opposite sides of the unit. The large primary bedroom has a walk-through closet (complete with organizers) to its 3PC ensuite. The 2nd bedroom is just steps from an additional 4PC bathroom. The IN-SUITE LAUNDRY is housed in a huge (functional) storage room. AIR CONDITIONING completes this perfect unit along with 1 UNDERGROUND parking stall + 1 surface parking stall. Close to all amenities, steps to Nameo Centre & easy access to the Anthony Henday!

Built in 2004

### Essential Information

MLS® # E4438047

Price \$209,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 446 16311 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Y5             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Social Rooms, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Heated, Stall, Underground   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 28        |
| Condo Fee      | \$462          |

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Listing information last updated on August 3rd, 2025 at 11:47am MDT