

## **\$149,900 - 138 16311 95 Street, Edmonton**

MLS® #E4444178

**\$149,900**

1 Bedroom, 1.00 Bathroom, 775 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Excellent 1 bedroom , 1 bathroom condo with AIR CONDITIONING and GREAT square FOOTAGE shows amazing ! This original owner unit has huge kitchen , large living room with gorgeous GAS FIREPLACE! Comes with use of library and fitness centre. This unit has been well cared for and is extremely clean . INSUITE LAUNDRY included! No smoking unit . SPOTLESS at all times! Great building with REASONABLE condo fees which includes heat and water. AMAZING BUILDING built in 2004 , Located very close to public transportation, schools, shopping and quick access to Anthony Henday.

Built in 2004

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444178               |
| Price          | \$149,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 775                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 138 16311 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Y5             |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Stall                                            |

### Interior

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                                 |
| # of Stories | 4                                                                                                                      |
| Stories      | 1                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | None, No Basement                                                                                                      |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 41              |
| Zoning         | Zone 28         |
| Condo Fee      | \$379           |

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