

## \$219,900 - 417 16303 95 Street, Edmonton

MLS® #E4454692

**\$219,900**

2 Bedroom, 2.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

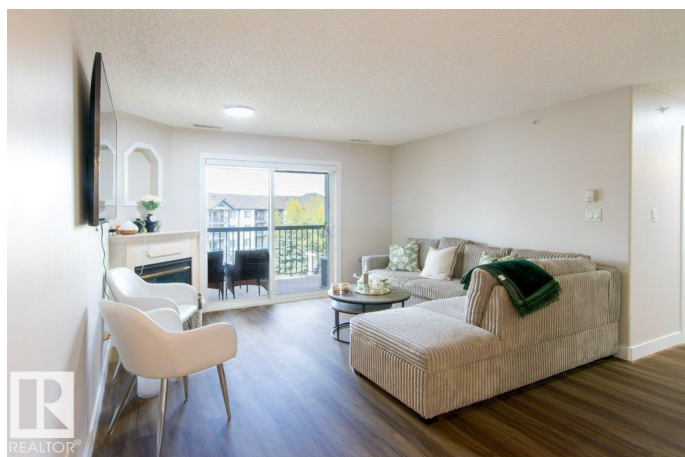
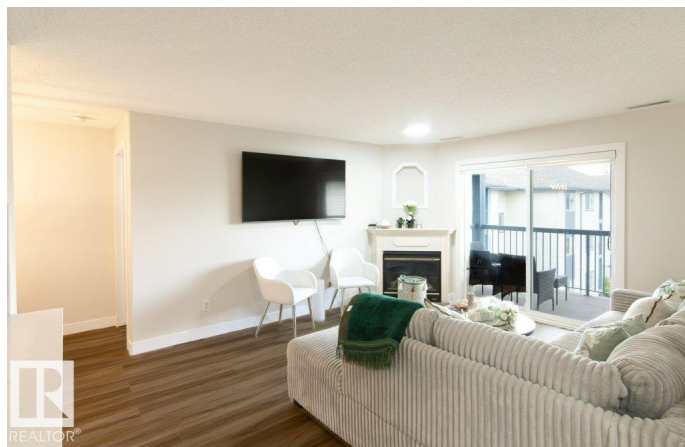
Eaux Claires, Edmonton, AB

Welcome to this chic TOP FLOOR condo with A/C in sought-after Eaux Claires! This 2 bed, 2 bath home boasts brand-new vinyl plank flooring, fresh paint, and a modern white kitchen with new cabinets, quartz counters, stylish chandelier, and stainless appliances with warranty. The open layout features a cozy living room with gas fireplace and access to a private balcony. Bedrooms are ideally placed on opposite sides for privacy, with the primary suite offering a walk-through closet and 4-pc ensuite. Both bathrooms include new vanities. Enjoy in-suite laundry, extra storage, and a TITLED heated underground stall in a well-managed building with a gym and social room. LOW condo fees (include heat & water) and steps from parks, shopping & transit—perfect for first-time buyers or investors!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454692  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 906       |
| Acres          | 0.00      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 417 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Exercise Room, Recreation Room/Centre, Security Door, See Remarks, Storage Cage |
| Parking Spaces | 1                                                                                                                 |
| Parking        | Heated, Parkade, Underground                                                                                      |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 25th, 2025  
Days on Market                71  
Zoning                              Zone 28  
Condo Fee                        \$444

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