

## \$248,888 - 422 16303 95 Street, Edmonton

MLS® #E4457291

**\$248,888**

2 Bedroom, 2.00 Bathroom, 1,217 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

TOP FLOOR, 2 bdrm, 2 bath condo in the Promenade Eaux Claires and offers the LARGEST floorplan in the building with an open-concept layout, titled underground parking and is EXCEPTIONALLY SPACIOUS. The living room is bathed in natural light and features an inviting gas fireplace and access to a large balcony with a nature gas BBQ hook up. The well-appointed L-shaped kitchen offers ample counter and cabinets space. The primary suite includes dual walk-through closets & a 3pc ensuite, while a 2nd bath accommodates the generous sized 2nd bdrm on the opposite end of the unit. The roomy laundry room with newer washer/dryer and is large enough for a freezer & additional storage. Additional features & amenities include fresh paint, storage cage in parking, Visitor Parking, Fitness Room, Games Lounge and Guest Suite. Great location near schools, shopping centres, and some of the city's premier walking trails.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457291  |
| Price     | \$248,888 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,217                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 422 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door |
| Parking   | Heated, Parkade, Underground                                                                                |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Glass Door                                                                                                               |
| # of Stories      | 4                                                                                                                        |
| Stories           | 1                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | None, No Basement                                                                                                        |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Landscaped, Park/Reserve |
| Roof              | Asphalt Shingles         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 54                   |
| Zoning         | Zone 28              |
| Condo Fee      | \$610                |

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Listing information last updated on November 4th, 2025 at 6:02pm MST