

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

MLS® #E4454692

\$219,900

2 Bedroom, 2.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

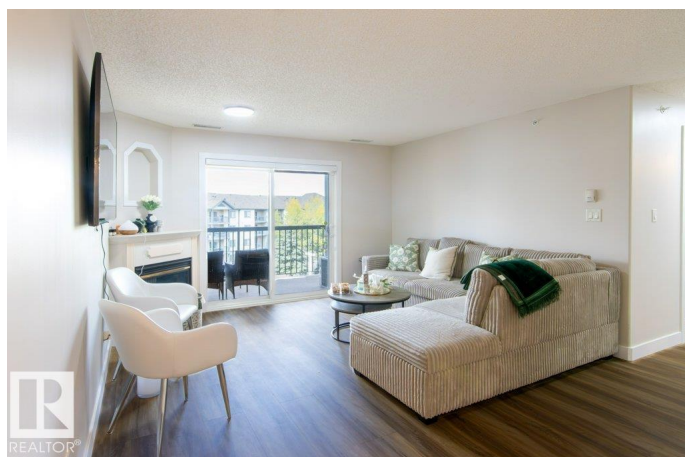
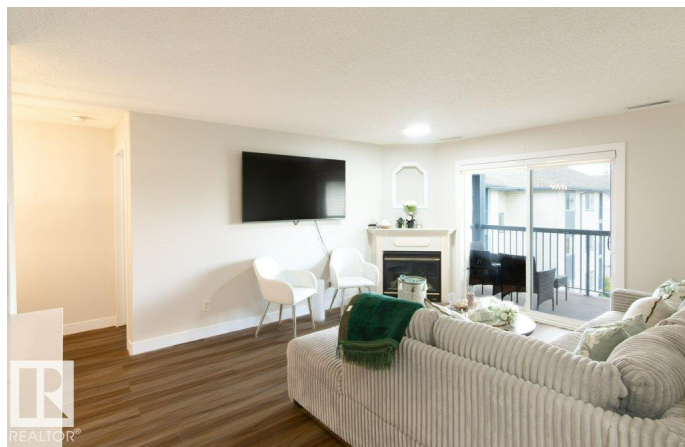
Eaux Claires, Edmonton, AB

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 22
Zoning Zone 28
Condo Fee \$444

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on September 16th, 2025 at 5:17am MDT