

## \$255,000 - 322 16303 95 Street, Edmonton

MLS® #E4456959

**\$255,000**

2 Bedroom, 2.00 Bathroom, 1,215 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to the well-maintained Promenade Eaux Claires! Experience SPACIOUS condo living! This expansive, 2 Bedrm, 2 Full Bath, 3rd floor unit is one of the largest in the building with a UNIQUE, OPEN-CONCEPT floor plan. Entertaining is made easy as the Kitchen w/ brand new SS Appliances, ample cupboard space, center island w/ storage opens to the Dining & Main Living Area, complimented by the corner gas fireplace. From the living area, step out & enjoy the balcony equipped w/ natural gas BBQ line. The generous Primary Bedrm invites a king size bed, has a walk-thru closet to the 3pc Ensuite. Large Second Bedrm boasts a walk-in closet & is adjacent to the 4 pc Main Bath. The unit has been freshly painted thru-out, even the ceilings! In-Suite Laundry is a luxury w/ stacked washer/dryer. Central A/C. Heated Undergrd, Titled, Tandem Parking Stalls w/ Storage Cage. This secure building offers good Visitor Parking, Fitness Room, Games Lounge, Guest Suite, & cozy Lobby! Close to amenities! 5 min to The Henday!

Built in 2002

### Essential Information

MLS® # E4456959

Price \$255,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,215                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 322 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|                |                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exercise Room, No Animal Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                                        |
| Parking        | Heated, Parkade, Tandem, Underground                                                                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 28             |
| Condo Fee      | \$638               |

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Listing information last updated on September 22nd, 2025 at 10:47am MDT