

# \$149,900 - 109 16303 95 Street, Edmonton

MLS® #E4423512

**\$149,900**

1 Bedroom, 1.00 Bathroom, 775 sqft  
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Stylish Main Floor Condo in Eaux Claires! Your perfect home or investment opportunity awaits! This 1-bedroom, 1-bathroom condo offers 775 sq. ft. of bright, modern living space. The open layout features a spacious living room with balcony access, a cozy dining area, and a walk-through kitchen with a 4-person seating bar. Enjoy the convenience of in-suite laundry and a large storage area. Recently renovated, this unit boasts NEW VINYL PLANK FLOORING, fresh paint, updated trims, and a beautiful updated bathroom. Included is one surface parking stall (visible from the unit), plus visitor parking, a fitness center, and social/activity rooms. HEAT AND WATER are included in the condo fee! Located in the heart of Eaux Claires, you're just steps from shopping, public transit, and major highways. A fantastic option for first-time buyers or investors!

Built in 2002

## Essential Information

MLS® #	E4423512
Price	\$149,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	775



Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	109 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

### **Amenities**

Amenities	Air Conditioner, Barbecue-Built-In, Exercise Room, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage-In-Suite
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 1st, 2025
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Days on Market	13
Zoning	Zone 28
Condo Fee	\$379

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