

## \$219,900 - 403 16303 95 Street, Edmonton

MLS® #E4430452

**\$219,900**

2 Bedroom, 2.00 Bathroom, 1,029 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

This 2 bed, 2 bath condo has it all! Arguably the most desirable unit in the building. #403 is perched on the top floor on the corner and has just one shared wall. Well maintained building with many upgrades complete over the years including shingles and paving of underground and parking lot. 36" wide doors, close proximity to the elevator and an open concept interior makes this unit accessible. Complete with one titled parking stall and storage locker in the heated underground parkade. Plenty of storage in the in suite laundry room. The complex has a rentable guest suite, a games room, fitness centre and ample visitor parking. Bus stop is right out front. Just steps to a large complex with Sobeys and other shopping. 10 minutes drive to the military base and very easy to hop on the Henday in either direction.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430452  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,029     |
| Acres          | 0.00      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 403 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Storage-In-Suite, Storage-Locker Room |
| Parking Spaces | 1  |
| Parking        | Parkade, Single Indoor, 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  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Shopping Nearby  |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                66  
Zoning                              Zone 28  
Condo Fee                        \$518

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