

## \$200,000 - 340 16311 95 Street, Edmonton

MLS® #E4438461

**\$200,000**

2 Bedroom, 2.00 Bathroom, 994 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Beautifully maintained 2-bedroom, 2-bathroom condo with air conditioning in the highly sought-after, well managed Promenade Eaux Claires. This home is perfect for professionals, first-time buyers, or downsizers seeking low-maintenance living with great amenities. Enjoy cooking in your well-appointed kitchen with ample cabinetry and a spacious island—ideal for entertaining. The generous 153sqft primary bedroom offers a walk-through closet leading to a private ensuite. A second bedroom and full bath provide flexibility for guests or a home office setup. Sunny South facing deck to enjoy the summer sun. Other amenities include secure underground parking, fitness centre and a social room to host gatherings. Convenient guest suite for visiting family and friends. Located steps from grocery stores, restaurants, and walking trails, this condo blends urban convenience with suburban peace of mind. Quick access Eaux Claires transit centre, 97 Street and Anthony Henday makes commuting a breeze.

Built in 2004

### Essential Information

MLS® # E4438461

Price \$200,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	340 16311 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y5

### **Amenities**

Amenities	Air Conditioner, Deck, Exercise Room, Guest Suite, No Animal Home, Parking-Visitor, Social Rooms
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Philip
Middle	FLORENCE HALLOCK K-9
High	QUEEN ELIZABETH

### **Additional Information**

Date Listed	May 24th, 2025
Days on Market	23
Zoning	Zone 28
Condo Fee	\$509

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