

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

MLS® #E4454692

**\$219,900**

2 Bedroom, 2.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

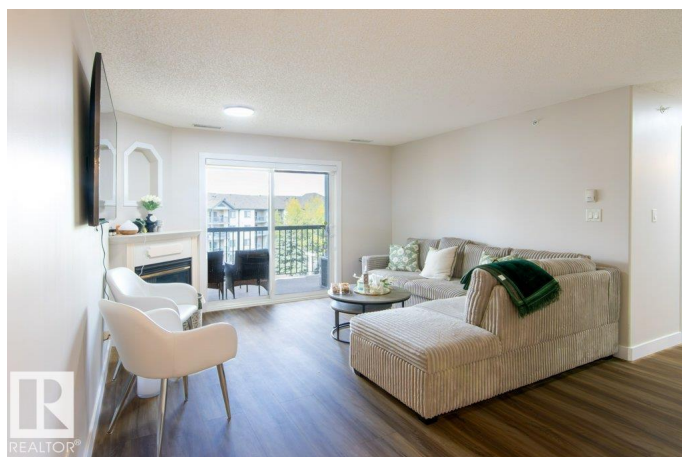
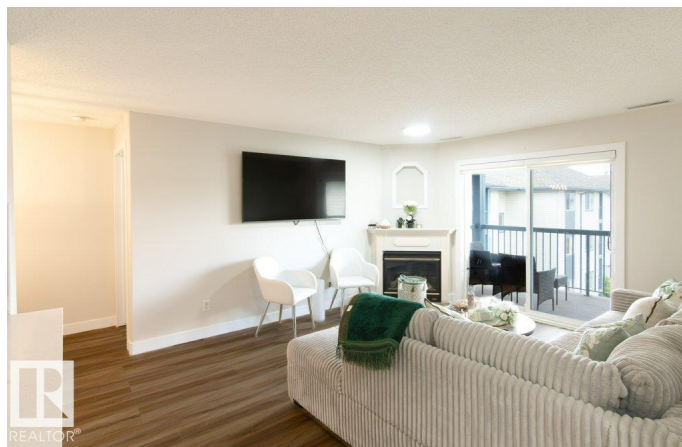
Eaux Claires, Edmonton, AB

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                2  
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 August 27th, 2025 at 4:02pm MDT