

## \$175,000 - 134 16311 95 Street, Edmonton

MLS® #E4459936

**\$175,000**

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

**ATTENTION FIRST-TIME BUYERS & INVESTORS!** Welcome to this affordable 2 BEDROOM, 2 BATH condo in desirable Eaux Claires. This bright SOUTH-FACING unit features a spacious open floor plan, large closets, a cozy corner gas fireplace, and patio doors leading to a sunny private patio. The kitchen offers maple cabinetry, under-cabinet lighting, and a moveable island. Bedrooms are thoughtfully placed on opposite sides for added privacy, each with its own full bath. Enjoy the comfort of A/C, in-suite laundry, and the convenience of your PARKING STALL literally right outside the unit. The building includes a guest suite and exercise room. Ideally located just steps from shopping, dining, and public transit, with quick access to 97 St, NAIT, downtown, Anthony Henday, and only 10 minutes to CFB Edmonton. A well-managed complex with LOW condo fees that include heat and water make this a smart investment. Move-in ready and waiting for you!

Built in 2004

### Essential Information

MLS® #	E4459936
Price	\$175,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,025
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	134 16311 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y5

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Plug-Ins, Parking-Visitor, Patio
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	September 29th, 2025
Zoning	Zone 28
Condo Fee	\$499

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