

# \$168,000 - 409 16303 95 Street, Edmonton

MLS® #E4423039

**\$168,000**

1 Bedroom, 1.00 Bathroom, 775 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Condo Living at its Finest! Welcome to this gorgeous ONE bedroom, One Bathroom condo in the wonderful building of Eaux Claires. Fall in love with this SPACIOUS TOP Floor Unit. The bright kitchen has rich oak cabinets, newer appliances. The open concept living room boasts a gas fireplace, offering tons of natural light and a sliding door to the large balcony(w/gas line). The master bedroom. The building is well run and boasts an exercise and social/entertainment room for your convenience. Titled Underground parking stall, plus visitor parking. HEAT AND WATER are included in the condo fee! Quick access to A.Henday, Yellowhead, the Military Base + minutes to parks, shopping & transit. Move in and enjoy!

Built in 2002

## Essential Information

MLS® #	E4423039
Price	\$168,000
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	409 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

### **Amenities**

Amenities	See Remarks
Parking	Underground

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	38
Zoning	Zone 28
Condo Fee	\$398

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