

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

MLS® #E4454692

\$219,900

2 Bedroom, 2.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

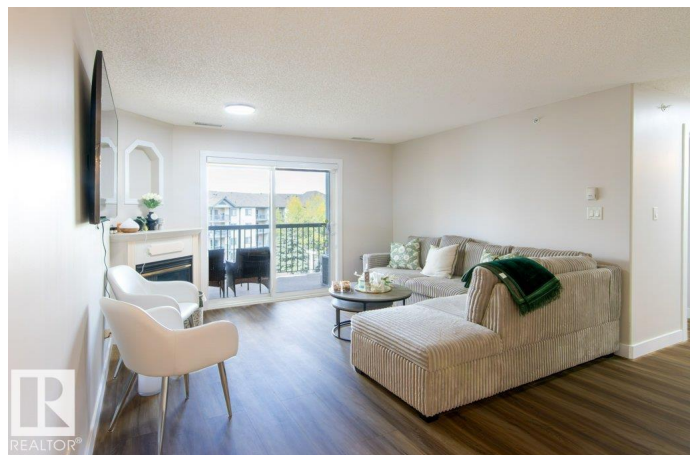
Eaux Claires, Edmonton, AB

Welcome to this chic TOP FLOOR condo WITH A/C in sought-after Eaux Claires! Featuring 2 spacious bedrooms & 2 full baths, this modern home impresses with sleek vinyl plank flooring and a bright open-concept layout. The contemporary white kitchen offers stainless steel appliances, ample counter space, and a stylish eat-up barâ€”perfect for entertaining. Unwind in the cozy living room with custom corner gas fireplace or step through large patio doors onto your private balcony. Bedrooms are thoughtfully placed on opposite sides for maximum privacy. The primary suite features a walk-through closet & 4-pc ensuite. Enjoy the convenience of in-suite laundry, extra storage, and a TITLED heated underground parking stall. This well-managed building includes a full gym & vibrant social/games room. With LOW condo fees and steps from shopping, parks & transit, this is the perfect place to call homeâ€”ideal for first-time buyers or savvy 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	1
Zoning	Zone 28
Condo Fee	\$384

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 26th, 2025 at 5:17pm MDT