# \$225,000 - 403 16303 95 Street, Edmonton

MLS® #E4430452

### \$225,000

2 Bedroom, 2.00 Bathroom, 1,029 sqft Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

This 2 bed, 2 bath condo has it all! Arguably the most desirable unit in the building. #403 is perched on the top floor on the corner and has just one shared wall. Well maintained building with many upgrades complete over the years including shingles and paving of underground and parking lot. 36" wide doors, close proximity to the elevator and and open concept interior makes this unit accessible. Complete with one titled parking stall and storage locker in the heated underground parkade. Plenty of storage in the in suite laundry room. The complex has a rentable guest suite, a games room, fitness centre and ample visitor parking. Bus stop is right out front. Just steps to a large complex with Sobeys and other shopping. 10 minutes drive to the military base and very easy to hop on the Henday in either direction.

Built in 2002

## **Essential Information**

MLS® # E4430452

Price \$225,000

Bedrooms 2

Bathrooms 2.00

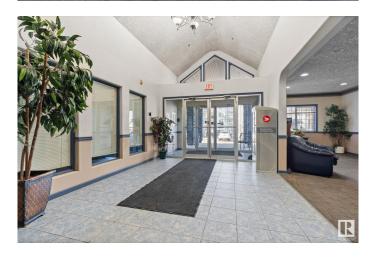
Full Baths 2

Square Footage 1,029

Acres 0.00







Year Built 2002

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 403 16303 95 Street

Area Edmonton
Subdivision Eaux Claires
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 3V1

# **Amenities**

Amenities Air Conditioner, Exercise Room, Guest Suite, No Smoking Home,

Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking,

Storage-In-Suite, Storage-Locker Room

Parking Spaces 1

Parking Parkade, Single Indoor, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan,

Refrigerator, Stacked Washer/Dryer, Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Shopping Nearby Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 11th, 2025

Days on Market 51

Zoning Zone 28

Condo Fee \$518

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