

## \$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 an 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                40  
Zoning                              Zone 28  
Condo Fee                        \$518

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