

## \$440,000 - 16108 95 Street, Edmonton

MLS® #E4423025

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Nestled in the highly sought-after neighborhood of Eaux-Claires, this fantastic two-storey home offers 3 bedrooms, 2.5 baths providing both comfort and convenience in a prime location. Step inside to a welcoming foyer that leads to an open-concept kitchen with a cozy nook. Patio doors open onto a northwest-facing deck, overlooking a generously sized backyard. The kitchen features bowed windows, a center island, a walk-in pantry, and a corner sink, all seamlessly connecting to the bright and airy living room. The upper level boasts a spacious master bedroom with a walk-in closet and ensuite bath, along with two additional large bedrooms and a four-piece bathroom. Downstairs, the fully finished basement offers even more living space with a sizable family room. With newer shingles and flooring, this home is move-in ready! Located directly across from a beautiful park and playground, and just minutes from schools and all essential amenities, itâ€™s an incredible opportunity you

Built in 2002

### Essential Information

MLS® # E4423025

Price \$440,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,434                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16108 95 Street |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3N2         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                        |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                                   |

### Exterior

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

**Additional Information**

Date Listed            February 25th, 2025  
Days on Market      65  
Zoning                Zone 28

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