

## \$220,000 - 323 16303 95 Street, Edmonton

MLS® #E4452076

**\$220,000**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Experience effortless condo living in this expansive 3rd-floor unit at Promenade Eaux Claires is MOVE-IN ready. Bright and inviting, the open-concept layout features brand-new luxury vinyl plank flooring, a sun-filled living room, and a large oak kitchen with abundant cabinetry, generous counter space, and a raised bar island—ideal for entertaining. Enjoy two spacious bedrooms and two full baths, including a private ensuite. Step out onto your west-facing covered balcony to soak in sunsets, complete with a gas BBQ hook-up. Stay comfortable year-round with central A/C. Thoughtfully designed with a large in-suite laundry and storage room, plus a titled heated underground parking stall and secure storage cage. This well-managed building includes a fitness room, games lounge, guest suite, and a stylish lobby. Conveniently located near public transit, parks, and major shopping amenities, everything you need is just steps away.

Built in 2002

### Essential Information

MLS® #	E4452076
Price	\$220,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,035
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	323 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 8th, 2025
Days on Market	2
Zoning	Zone 28
Condo Fee	\$517

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Listing information last updated on August 10th, 2025 at 11:47am MDT