

## \$209,000 - 149 16311 95 Street, Edmonton

MLS® #E4432944

**\$209,000**

2 Bedroom, 2.00 Bathroom, 913 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Discover stylish urban living in this elegant 2-bedroom, 2-bathroom corner unit located in the heart of Edmonton's desirable Eaux Claires community. Offering 913 sq ft of thoughtfully designed space, this single-level apartment promises both comfort and convenience. Experience the perfect blend of carpet, laminate, and ceramic floors that seamlessly flow throughout the open-concept layout. The large kitchen caters to culinary enthusiasts with an inviting island, ample cupboards with under cabinet dimmable lights. Floor-to-ceiling windows with a north-east exposure flood the space with natural light, enhancing the private setting. The primary bedroom is a sanctuary with its expansive walkthrough closet leading to a luxurious 4-piece ensuite bath. Your vehicle remains protected year-round with TWO TITLED parking - underground and surface. Additional features include spacious bathrooms and superb access to shopping, dining, transportation, and medical facilities, making this location highly sought after.

Built in 2004

### Essential Information

MLS® # E4432944

Price \$209,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 913                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 149 16311 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Y5             |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke              |
| Parking   | Heated, Parkade, Underground |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Mantel                                                                                     |
| # of Stories      | 4                                                                                          |
| Stories           | 4                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | None, No Basement                                                                          |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Backs Onto Park/Trees, Private Setting, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 28          |
| Condo Fee      | \$490            |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT