

## \$159,000 - 238 16311 95 Street, Edmonton

MLS® #E4443050

**\$159,000**

1 Bedroom, 1.00 Bathroom, 768 sqft  
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Discover this stunning 1-bed, 1-bath single-floor apartment in the highly sought-after Eaux Claires NW community. 765 sq.m of bright, open living space, this stylish apartment showcases a huge kitchen with abundant counter space and modern cabinetry, flowing seamlessly into a cozy living area warmed by a gas fireplace. Oversized south-facing windows and a private balcony flood the interior with natural light, creating an inviting atmosphere for both relaxation and entertaining. Practical comforts include in-suite laundry and a titled outdoor parking stall. Situated just steps from shopping centers, professional services, schools and offering direct access to Anthony Henday, this meticulously maintained residence delivers the perfect blend of contemporary design, convenience and neighborhood charm. OPPORTUNITY AWAITS!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443050  |
| Price          | \$159,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 768       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 238 16311 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Y5             |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Stall                                                               |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| # of Stories | 4                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 87              |

|           |         |
|-----------|---------|
| Zoning    | Zone 28 |
| Condo Fee | \$379   |

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