# \$199,900 - 125 16303 95 Street, Edmonton

MLS® #E4445011

#### \$199,900

2 Bedroom, 2.00 Bathroom, 1,071 sqft Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

This 2 Bed, 2 Bath Condo Checks All the Boxes! Enjoy convenient main floor living with easy access to your titled heated underground parking stall with a storage locker. The unit offers an open-concept layout, making it both stylish and accessible. Inside, you'll find newer flooring and carpets, a spacious in-suite laundry room with plenty of storage, and a thoughtfully designed floor plan perfect for everyday living. This well-maintained building has seen numerous upgrades over the years, including new shingles and resurfaced underground parking and lot and condo fees include heat & water. Residents enjoy access to great amenities like a rentable guest suite, games room, fitness center, and ample visitor parking. The location is unbeatableâ€"steps to shopping (Sobeys and more), a bus stop right out front, just a 10-minute drive to the military base, and quick access to the Anthony Henday in either direction.

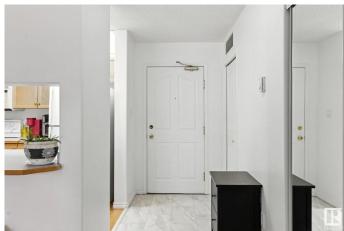
Built in 2002

#### **Essential Information**

MLS® # E4445011 Price \$199.900

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,071 Acres 0.00 Year Built 2002

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 125 16303 95 Street

Area Edmonton
Subdivision Eaux Claires
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 3V1

#### **Amenities**

Amenities Exercise Room, Guest Suite, No Animal Home, No Smoking Home,

Parking-Visitor, Party Room, Secured Parking, Storage-In-Suite, Storage

Cage

Parking Heated, Underground

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Oven-Microwave,

Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

# of Stories 4
Stories 1
Has Basement Yes

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Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 29th, 2025

Days on Market 50

Zoning Zone 28

Condo Fee \$518

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