

\$255,000 - 322 16303 95 Street, Edmonton

MLS® #E4456959

\$255,000

2 Bedroom, 2.00 Bathroom, 1,215 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to the well-maintained Promenade Eaux Claires! Experience SPACIOUS condo living! This expansive, 2 Bedrm, 2 Full Bath, 3rd floor unit is one of the largest in the building with a UNIQUE, OPEN-CONCEPT floor plan. Entertaining is made easy as the Kitchen w/ brand new SS Appliances, ample cupboard space, center island w/ storage opens to the Dining & Main Living Area, complimented by the corner gas fireplace. From the living area, step out & enjoy the balcony equipped w/ natural gas BBQ line. The generous Primary Bedrm invites a king size bed, has a walk-thru closet to the 3pc Ensuite. Large Second Bedrm boasts a walk-in closet & is adjacent to the 4 pc Main Bath. The unit has been freshly painted thru-out, even the ceilings! In-Suite Laundry is a luxury w/ stacked washer/dryer. Central A/C. Heated Undergrd, Titled, Tandem Parking Stalls w/ Storage Cage. This secure building offers good Visitor Parking, Fitness Room, Games Lounge, Guest Suite, & cozy Lobby! Close to amenities! 5 min to The Henday!

Built in 2002

Essential Information

MLS® # E4456959

Price \$255,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	322 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

Amenities

Amenities	Air Conditioner, Deck, Exercise Room, No Animal Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Tandem, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	12
Zoning	Zone 28
Condo Fee	\$638

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