

## \$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 unbeatable—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                                                                                                                                         |
| 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                52  
Zoning                              Zone 28  
Condo Fee                        \$518

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