

## \$235,000 - N/A, Edmonton

MLS® #E4454447

**\$235,000**

2 Bedroom, 2.00 Bathroom, 785 sqft

Condo / Townhouse on 0.00 Acres

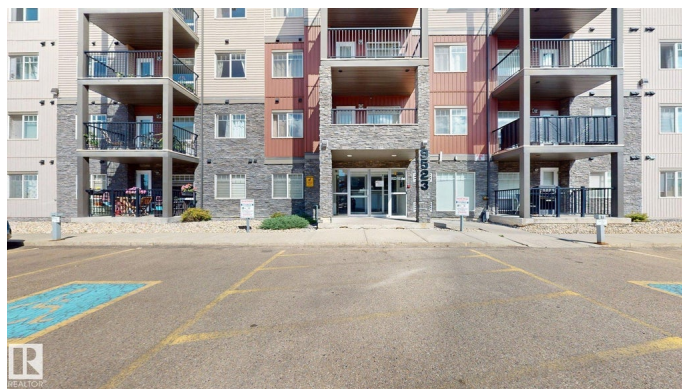
Eaux Claires, Edmonton, AB

This bright and beautiful top floor suite is located in great community of Eaux Claireâ€™s , Radiance condo building built in 2014. This property offers 2 bedroom, 2 full bathroom, laundry in-suite, 9 ft. ceiling, good size balcony with a view of northern lights. In-floor heating throughout the entire suite, laminate floor and ceramic tiles. All appliances include, 2 titled parking spaces , one underground #84 and second on the surface #92. This condo was just painted, cleaned and is vacant, ready for quick possession day. Very convenient location close to schools, shopping, restaurants, public transportation , medical clinic with easy access to Anthony Henday Highway.

Built in 2014

### Essential Information

MLS® #	E4454447
Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	785
Acres	0.00
Year Built	2014
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N1

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Security Door, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	2

Zoning                      Zone 28  
Condo Fee                \$488



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