

## \$185,888 - 305 16303 95 Street, Edmonton

MLS® #E4465709

**\$185,888**

2 Bedroom, 2.00 Bathroom, 1,011 sqft  
Condo / Townhouse on 0.00 Acres

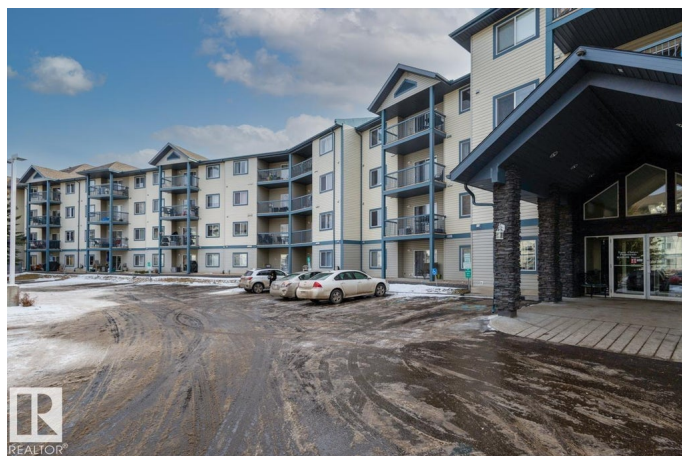
Eaux Claires, Edmonton, AB

Nestled in the desirable Eaux Claires community, this spacious 2-bedroom, 2-bathroom condo offers an ideal blend of value, comfort, and convenience. The open-concept layout features a well-appointed kitchen with stylish backsplash, extensive oak cabinetry, and a central island that flows seamlessly into the sun-filled living and dining area, all enhanced by newer flooring. The private master suite provides a serene retreat with a generously sized walk-in closet featuring custom organizers. Practical amenities include a separate storage room with newer washer and dryer, plus a handy utility sink, along with an additional titled storage. Step outside to your expansive private balcony, complete with BBQ gas hookup, perfect for relaxing or entertaining. Building amenities include a full-sized gym and versatile party room. The exceptional location puts you steps away from shopping, dining, and transit, with swift access to the Henday for an effortless commute.

Built in 2002

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465709  |
| Price    | \$185,888 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,011                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 14th, 2025 |
| Zoning      | Zone 28             |
| Condo Fee   | \$500               |

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Listing information last updated on November 14th, 2025 at 4:03pm MST