# \$175,000 - 134 16311 95 Street, Edmonton

MLS® #E4459936

#### \$175,000

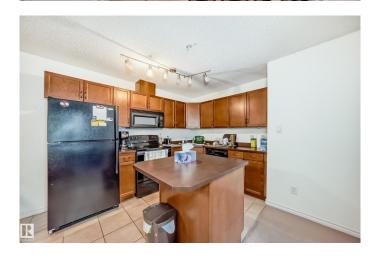
2 Bedroom, 2.00 Bathroom, 1,025 sqft Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

ATTENTION FIRST-TIME BUYERS & INVESTORS! Welcome to this affordable 2 BEDROOM, 2 BATH condo in desirable Eaux Claires. This bright SOUTH-FACING unit features a spacious open floor plan, large closets, a cozy corner gas fireplace, and patio doors leading to a sunny private patio. The kitchen offers maple cabinetry, under-cabinet lighting, and a moveable island. Bedrooms are thoughtfully placed on opposite sides for added privacy, each with its own full bath. Enjoy the comfort of A/C, in-suite laundry, and the convenience of your PARKING STALL literally right outside the unit. The building includes a guest suite and exercise room. Ideally located just steps from shopping, dining, and public transit, with quick access to 97 St, NAIT, downtown, Anthony Henday, and only 10 minutes to CFB Edmonton. A well-managed complex with LOW condo fees that include heat and water make this a smart investment. Move-in ready and waiting for you!







Built in 2004

#### **Essential Information**

MLS® # E4459936 Price \$175,000

Bedrooms 2
Bathrooms 2.00

Full Baths 2

Square Footage 1,025 Acres 0.00 Year Built 2004

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 134 16311 95 Street

Area Edmonton
Subdivision Eaux Claires
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 3Y5

### **Amenities**

Amenities Air Conditioner, Detectors Smoke, Exercise Room, Guest Suite,

Intercom, Parking-Plug-Ins, Parking-Visitor, Patio

Parking Spaces 1

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings

Heating Fan Coil, Natural Gas

Fireplace Yes

Fireplaces Corner

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Slab

### **Additional Information**

Date Listed September 29th, 2025

Days on Market 17

Zoning Zone 28

Condo Fee \$499

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Listing information last updated on October 16th, 2025 at 12:02am MDT