

## \$209,000 - 149 16311 95 Street, Edmonton

MLS® #E4432944

**\$209,000**

2 Bedroom, 2.00 Bathroom, 913 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Discover stylish urban living in this elegant 2-bedroom, 2-bathroom corner unit located in the heart of Edmonton's desirable Eaux Claires community. Offering 913 sq ft of thoughtfully designed space, this single-level apartment promises both comfort and convenience. Experience the perfect blend of carpet, laminate, and ceramic floors that seamlessly flow throughout the open-concept layout. The large kitchen caters to culinary enthusiasts with an inviting island, ample cupboards with under cabinet dimmable lights. Floor-to-ceiling windows with a north-east exposure flood the space with natural light, enhancing the private setting. The primary bedroom is a sanctuary with its expansive walkthrough closet leading to a luxurious 4-piece ensuite bath. Your vehicle remains protected year-round with TWO TITLED parking - underground and surface. Additional features include spacious bathrooms and superb access to shopping, dining, transportation, and medical facilities, making this location highly sought after.

Built in 2004

### Essential Information

MLS® # E4432944

Price \$209,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	149 16311 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y5

### **Amenities**

Amenities	Detectors Smoke
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Private Setting, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	Zone 28
Condo Fee	\$490

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