

## \$199,900 - 314 16303 95 Street, Edmonton

MLS® #E4453474

**\$199,900**

2 Bedroom, 2.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Location, location, location: peaceful view of green space & walking/biking trails, next door to Namao Centre, 4 blocks to Henday 97 St exit. Ideal for first time home ownership, or Investor wanting turnkey property. Canadian Forces Base/CFB Edmonton nearby: ideal location for Military staff. Master with walk-thru closet fits King set. In-suite laundry. Low maintenance lino in kitchen (easier to clean than tile; no grout). Gas line for BBQ on deck (never buy propane again). Fitness room, games room, and library. Main floor gym and 2nd floor social room. Brand new roof in 2018. Managed by KDM Management. Condo fees of \$434.55/month includes heat, water and sewer. Only pay electricity, which is \$70/month. Taxes of \$1,459.92 in 2024. One outdoor energized/plug-in titled parking stall (#121) PLUS one indoor storage cage (hard to find in condo buildings). Additional parking stalls available \$100/mo. NO PETS building. Tenant moving out Sept 30.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453474  |
| Price     | \$199,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



314, 16303 95 St NW

- 2 SPACIOUS BEDROOMS AND 2 FULL BATHROOMS IDEAL FOR SHARED LIVING OR GUESTS
- OPEN-CONCEPT LAYOUT WITH A BRIGHT, FUNCTIONAL FLOOR PLAN
- IN-SUITE LAUNDRY WITH ADDITIONAL STORAGE SPACE
- OPEN CONCEPT KITCHEN WITH AMPLE CABINETRY
- LARGE PRIMARY BEDROOM WITH WALK-THROUGH CLOSET AND PRIVATE 4-PIECE ENSUITE
- PRIVATE BALCONY OR PATIO WITH GAS BBQ HOOKUP (SUBJECT TO FLOOR)
- TITLED OUTDOOR/SURFACE PARKING STALL
- SEPARATE STORAGE LOCKER INCLUDED IN BUILDING
- WELL-MANAGED BUILDING WITH GREAT AMENITIES:
  - FITNESS CENTRE
  - SOCIAL ROOM WITH BILLIARDS AND SEATING
  - QUIET LIBRARY/LOUNGE SPACE
  - RENTABLE GUEST SUITE FOR VISITORS
- CONDO FEES INCLUDE HEAT AND WATER. ALL YOU PAY FOR IS ELECTRIC ELECTRICITY WHICH IS \$75-\$100 PER MONTH, DEPENDING ON FAMILY SIZE AND USAGE IN UNIT
- SECURE BUILDING WITH ELEVATOR ACCESS AND INTERCOM
- EXCELLENT LOCATION: STEPS FROM GROCERY STORES, RESTAURANTS, BUS ROUTES, AND EASY ACCESS TO THE ANTHONY HENDAY
- NO PETS BUILDING



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 860                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 314 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, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage Cage |
| Parking Spaces | 1                                                                                                               |
| Parking        | Stall                                                                                                           |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 18th, 2025  
Days on Market                24  
Zoning                              Zone 28  
Condo Fee                        \$435



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