

## **\$199,900 - 446 16311 95 Street, Edmonton**

MLS® #E4455621

**\$199,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

TOP FLOOR, CORNER UNIT with South-facing balcony in Eaux Claires. If good things come in 2's, you've found what you're looking for: 2 large BEDROOMS | 2 BATHROOMS | 2 TITLED PARKING STALLS! This FRESHLY PAINTED unit is flooded with light the moment you enter. Luxury vinyl plank flooring has been installed at the entry & flows seamlessly into the kitchen, complete with KitchenCraft cabinetry, island & under-mounted lighting. The living room features a gas fireplace & great views over the treetops. This floor plan is perfect for roommates - each bedroom is on opposite sides of the unit. The large primary bedroom has a walk-through closet (complete with organizers) to its 3PC ensuite. The 2nd bedroom is just steps from an additional 4PC bathroom. The IN-SUITE LAUNDRY is housed in a huge (functional) storage room. AIR CONDITIONING completes this perfect unit along with 1 UNDERGROUND parking stall + 1 surface parking stall. Close to all amenities, steps to Nameo Centre & easy access to the Anthony Henday!

Built in 2004

### **Essential Information**

MLS® # E4455621

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 446 16311 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Y5             |

### Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Social Rooms, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                          |
| Parking        | Heated, Stall, Underground                                                                                                                                 |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Water                                                                                               |
| Fireplace         | Yes                                                                                                           |
| Fireplaces        | Mantel                                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 61                  |
| Zoning         | Zone 28             |
| Condo Fee      | \$462               |

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Listing information last updated on November 2nd, 2025 at 5:02am MST