

## \$190,000 - 125 16303 95 Street, Edmonton

MLS® #E4461902

**\$190,000**

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

This 2 Bed, 2 Bath Condo Checks All the Boxes! Enjoy convenient main floor living with easy access to your titled heated underground parking stall with storage locker. The unit offers an open-concept layout, making it both stylish and accessible. Inside, you'll find newer flooring and carpets, a spacious in-suite laundry room with plenty of storage, and a thoughtfully designed floor plan perfect for everyday living. This well-maintained building has seen numerous upgrades over the years, including new shingles and resurfaced underground parking and lot and condo fees include heat & water. Residents enjoy access to great amenities like a rentable guest suite, games room, fitness center, and ample visitor parking. The location is unbeatable—steps to shopping (Sobeys and more), a bus stop right out front, just a 10-minute drive to the military base, and quick access to the Anthony Henday in either direction.

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461902  |
| Price      | \$190,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,071                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 125 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, Vinyl Windows |
| Parking   | Underground                                                                                                                             |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Oven-Microwave, 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    | October 12th, 2025 |
| Days on Market | 38                 |
| Zoning         | Zone 28            |
| Condo Fee      | \$518              |

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Listing information last updated on November 19th, 2025 at 9:02am MST