

## \$235,000 - 247 16311 95 Street, Edmonton

MLS® #E4425529

**\$235,000**

3 Bedroom, 2.00 Bathroom, 1,074 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Check out this amazing 3-BEDROOM condo! It features a Spacious Primary bedroom with a walk-in closet and a full 3-piece bath. The living area includes a cozy corner Fireplace, and the balcony offers a peaceful view of the green space. The second and third bedrooms are located down the hall and across from them is a 4-piece bathroom, and laundry room with storage space. This peaceful and well-managed building is located in a wonderful community, close to schools and just a short walk to restaurants, transit, shopping, and more.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4425529               |
| Price          | \$235,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,074                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 247 16311 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Y5             |

## Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Intercom, No Animal Home, Parking-Visitor |
| Parking   | Heated, Parkade, Underground                               |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Glass Door, Mantel  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Landscaped, Level Land, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 28          |
| Condo Fee      | \$527            |

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