

## \$175,000 - 16221 95 Street, Edmonton

MLS® #E4426660

**\$175,000**

2 Bedroom, 2.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Over 800 sq.ft of living space! This 2-bedroom, 2-bathroom main floor condo in the highly sought-after Eaux Claire community offers the perfect blend of convenience and comfort. A well managed property ideal for both investors and families. Generously sized bedrooms, in-suite laundry, and open concept living. Your west-facing, ground-floor patio provides easy access to the outdoors, perfect for BBQs, enjoying the sun, or unwinding after a busy day. Located just steps from public transit, shopping, and dining. A quick 10-minute walk to the Eaux Claire playground and 15 minutes to Florence Hallock K-9 School, this home is in the heart of a family-friendly, quiet neighbourhood. Plus, with a quick commute to CFB Edmonton, Downtown, and the Anthony Henday, you'll be perfectly connected. This is a must-see opportunity—don't let it slip away! Pets are welcome with board approval.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426660  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 802       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16221 95 Street |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 4L9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor, Patio |
| Parking   | Stall                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas                                       |
| # 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  |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | FLORENCE HALLOCK K-9 |
|------------|----------------------|

|        |                 |
|--------|-----------------|
| Middle | CARDINAL LEGER  |
| High   | QUEEN ELIZABETH |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 87               |
| Zoning         | Zone 28          |
| Condo Fee      | \$442            |

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Listing information last updated on June 15th, 2025 at 2:17am MDT