

## \$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	37
Zoning	Zone 28
Condo Fee	\$527

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