

## \$159,000 - 238 16311 95 Street, Edmonton

MLS® #E4443050

**\$159,000**

1 Bedroom, 1.00 Bathroom, 768 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Discover this stunning 1-bed, 1-bath single-floor apartment in the highly sought-after Eaux Claires NW community. 765 sq.m of bright, open living space, this stylish apartment showcases a huge kitchen with abundant counter space and modern cabinetry, flowing seamlessly into a cozy living area warmed by a gas fireplace. Oversized south-facing windows and a private balcony flood the interior with natural light, creating an inviting atmosphere for both relaxation and entertaining. Practical comforts include in-suite laundry and a titled outdoor parking stall. Situated just steps from shopping centers, professional services, schools and offering direct access to Anthony Henday, this meticulously maintained residence delivers the perfect blend of contemporary design, convenience and neighborhood charm. OPPORTUNITY AWAITS!

Built in 2004

### Essential Information

MLS® #	E4443050
Price	\$159,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	768



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

### **Community Information**

Address	238 16311 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y5

### **Amenities**

Amenities	Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

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

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	70

Zoning	Zone 28
Condo Fee	\$379

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