

\$199,900 - 314 16303 95 Street, Edmonton

MLS® #E4453474

\$199,900

2 Bedroom, 2.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Location, location, location: peaceful view of green space & walking/biking trails, next door to Namao Centre, 4 blocks to Henday 97 St exit. Ideal for first time home ownership, or Investor wanting turnkey property. Canadian Forces Base/CFB Edmonton nearby: ideal location for Military staff. Master with walk-thru closet fits King set. In-suite laundry. Low maintenance lino in kitchen (easier to clean than tile; no grout). Gas line for BBQ on deck (never buy propane again). Fitness room, games room, and library. Main floor gym and 2nd floor social room. Brand new roof in 2018. Managed by KDM Management. Condo fees of \$434.55/month includes heat, water and sewer. Only pay electricity, which is \$70/month. Taxes of \$1,459.92 in 2024. One outdoor energized/plug-in titled parking stall (#121) PLUS one indoor storage cage (hard to find in condo buildings). Additional parking stalls available \$100/mo. NO PETS building. Tenant moving out Sept 30.

Built in 2002

Essential Information

MLS® #	E4453474
Price	\$199,900
Bedrooms	2
Bathrooms	2.00



314, 16303 95 St NW

- 2 SPACIOUS BEDROOMS AND 2 FULL BATHROOMS IDEAL FOR SHARED LIVING OR GUESTS
- OPEN-CONCEPT LAYOUT WITH A BRIGHT, FUNCTIONAL FLOOR PLAN
- IN-SUITE LAUNDRY WITH ADDITIONAL STORAGE SPACE
- OPEN CONCEPT KITCHEN WITH AMPLE CABINETRY
- LARGE PRIMARY BEDROOM WITH WALK-THROUGH CLOSET AND PRIVATE 4-PIECE ENSUITE
- PRIVATE BALCONY OR PATIO WITH GAS BBQ HOOKUP (SUBJECT TO FLOOR)
- TITLED OUTDOOR/SURFACE PARKING STALL
- SEPARATE STORAGE LOCKER INCLUDED IN BUILDING
- WELL-MANAGED BUILDING WITH GREAT AMENITIES:
 - FITNESS CENTRE
 - SOCIAL ROOM WITH BILLIARDS AND SEATING
 - QUIET LIBRARY/LOUNGE SPACE
 - RENTABLE GUEST SUITE FOR VISITORS
- CONDO FEES INCLUDE HEAT AND WATER. ALL YOU PAY FOR IS ELECTRIC ELECTRICITY WHICH IS \$75-\$100 PER MONTH, DEPENDING ON FAMILY SIZE AND USAGE IN UNIT
- SECURE BUILDING WITH ELEVATOR ACCESS AND INTERCOM
- EXCELLENT LOCATION: STEPS FROM GROCERY STORES, RESTAURANTS, BUS ROUTES, AND EASY ACCESS TO THE ANTHONY HENDAY
- NO PETS BUILDING



Full Baths	2
Square Footage	860
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	314 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

Amenities

Amenities	Exercise Room, Guest Suite, No Animal Home, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, 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 August 18th, 2025
Days on Market 22
Zoning Zone 28
Condo Fee \$435



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