

## \$209,900 - 446 16311 95 Street, Edmonton

MLS® #E4438047

**\$209,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

TOP FLOOR, CORNER UNIT with South-facing balcony in Eaux Claires. If good things come in 2's, you've found what you're looking for: 2 large BEDROOMS | 2 BATHROOMS | 2 TITLED PARKING STALLS! This FRESHLY PAINTED unit is flooded with light the moment you enter. Luxury vinyl plank flooring has been installed at the entry & flows seamlessly into the kitchen, complete with KitchenCraft cabinetry, island & under-mounted lighting. The living room features a gas fireplace & great views over the treetops. This floor plan is perfect for roommates - each bedroom is on opposite sides of the unit. The large primary bedroom has a walk-through closet (complete with organizers) to its 3PC ensuite. The 2nd bedroom is just steps from an additional 4PC bathroom. The IN-SUITE LAUNDRY is housed in a huge (functional) storage room. AIR CONDITIONING completes this perfect unit along with 1 UNDERGROUND parking stall + 1 surface parking stall. Close to all amenities, steps to Nameo Centre & easy access to the Anthony Henday!

Built in 2004

### Essential Information

MLS® # E4438047

Price \$209,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	446 16311 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Social Rooms, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Water
Fireplace	Yes
Fireplaces	Mantel
# 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

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	99
Zoning	Zone 28
Condo Fee	\$462

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