

Courtesy Of Tammy A Booth Of 2% Realty

# \$248,888 - 422 16303 95 Street, Edmonton

MLS® #E4457291

**\$248,888**

2 Bedroom, 2.00 Bathroom, 1,217 sqft  
Condo / Townhouse on 0.00 Acres

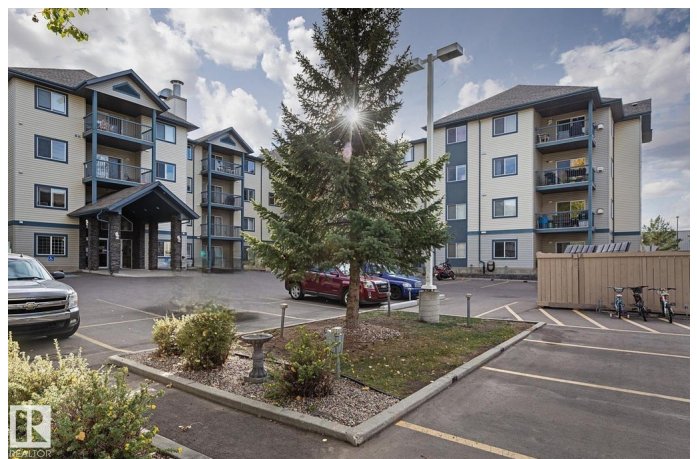
Eaux Claires, Edmonton, AB

TOP FLOOR, 2 bdrm, 2 bath condo in the Promenade Eaux Claires and offers the LARGEST floorplan in the building with an open-concept layout, titled underground parking and is EXCEPTIONALLY SPACIOUS. The living room is bathed in natural light and features an inviting gas fireplace and access to a large balcony with a nature gas BBQ hook up. The well-appointed L-shaped kitchen offers ample counter and cabinets space. The primary suite includes dual walk-through closets & a 3pc ensuite, while a 2nd bath accommodates the generous sized 2nd bdrm on the opposite end of the unit. The roomy laundry room with newer washer/dryer and is large enough for a freezer & additional storage. Additional features & amenities include fresh paint, storage cage in parking, Visitor Parking, Fitness Room, Games Lounge and Guest Suite. Great location near schools, shopping centres, and some of the city's premier walking trails.

Built in 2002

## Essential Information

MLS® #	E4457291
Price	\$248,888
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,217
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	422 16303 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3V1

### **Amenities**

Amenities	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	46
Zoning	Zone 28
Condo Fee	\$610

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 27th, 2025 at 5:32am MDT