# \$164,900 - 112 16221 95 Street, Edmonton

MLS® #E4426660

## \$164.900

2 Bedroom, 2.00 Bathroom, 802 sqft Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Over 800 sq.ft of living space! This 2-bedroom, 2-bathroom main floor condo in the highly sought-after Eaux Claire community offers the perfect blend of convenience and comfort. A well managed property ideal for both investors and families. Generously sized bedrooms, in-suite laundry, and open concept living. Your west-facing, ground-floor patio provides easy access to the outdoors, perfect for BBQs, enjoying the sun, or unwinding after a busy day. Located just steps from public transit, shopping, and dining. A quick 10-minute walk to the Eaux Claire playground and 15 minutes to Florence Hallock K-9 School, this home is in the heart of a family-friendly, quiet neighbourhood. Plus, with a quick commute to CFB Edmonton, Downtown, and the Anthony Henday, you'll be perfectly connected. This is a must-see opportunityâ€"don't let it slip away! Pets are welcome with board approval.







#### Built in 2004

#### **Essential Information**

MLS® # E4426660 Price \$164,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 802

Acres 0.00 Year Built 2004

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 112 16221 95 Street

Area Edmonton
Subdivision Eaux Claires
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 4L9

## **Amenities**

Amenities Parking-Visitor, Patio

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric

Heating Baseboard, Hot Water, Natural Gas

# 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

## **School Information**

Elementary FLORENCE HALLOCK K-9

Middle CARDINAL LEGER
High QUEEN ELIZABETH

## **Additional Information**

Date Listed March 20th, 2025

Days on Market 223

Zoning Zone 28

Condo Fee \$442

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