

## \$435,000 - 16028 95 Street, Edmonton

MLS® #E4441885

**\$435,000**

3 Bedroom, 2.00 Bathroom, 956 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Welcome to this stunning home offering a total of 1,803 sq/ft of beautifully designed living space, thoughtfully laid out to combine comfort, style, and functionality. Step inside and be greeted by soaring vaulted ceilings that create an open, airy feel from the moment you enter. The spacious, updated kitchen is a true showstopper, featuring granite countertops, a gas stove, stainless steel appliances and convenient pull-out drawers—ideal for home chefs and entertainers alike. This home features three generously sized bedrooms and two full bathrooms, offering versatility for families, guests, or a home office setup. The high-efficiency furnace keeps you warm during chilly months, while a tankless hot water heater ensures endless hot water when you need it most. Located in a family-friendly community, you’re just steps from great schools, parks, and shopping centres—everything you need right at your doorstep. On-street parking adds to the daily convenience of this move-in-ready home.

Built in 2001

### Essential Information

MLS® # E4441885

Price \$435,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 956                    |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16028 95 Street |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3N2         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Gazebo, Hot Water Tankless, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Florence Hallock School |
| Middle     | Florence Hallock School |
| High       | Queen Elizabeth School  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 28         |

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Listing information last updated on June 14th, 2025 at 8:32pm MDT