

\$199,900 - 446 16311 95 Street, Edmonton

MLS® #E4455621

\$199,900

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® # E4455621

Price \$199,900



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	September 2nd, 2025
Days on Market	68
Zoning	Zone 28
Condo Fee	\$462

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