

\$179,900 - #314 16303 95 St Nw, Edmonton

MLS® #E4461908

\$179,900

2 Bedroom, 2.00 Bathroom, 860 sqft
Single Family

Eaux Claires, Edmonton, Alberta

Location, location, location: peaceful view of green space & walking/biking trails, next door to Namao Centre, 4 blocks to Henday 97 St exit. Ideal for first time home ownership, or Investor wanting turnkey property. Canadian Forces Base/CFB Edmonton nearby: ideal location for Military staff. Master with walk-thru closet fits King set. In-suite laundry. Low maintenance lino in kitchen (easier to clean than tile; no grout). Gas line for BBQ on deck (never buy propane again). Fitness room, games room, and library. Main floor gym and 2nd floor social room. Brand new roof in 2018. Managed by KDM Management. Condo fees of \$434.55/month includes heat, water and sewer. Only pay electricity, which is \$70/month. Taxes of \$1,581.68 in 2025. One outdoor energized/plug-in titled parking stall (#121) PLUS one indoor storage cage (hard to find in condo buildings). Additional parking stalls available \$100/mo. NO PETS building. (id:6289)

Built in 2002

Essential Information

Listing #	E4461908
Price	\$179,900
Bedrooms	2
Bathrooms	2.00
Square Footage	860
Year Built	2002



314, 16303 95 St NW



- 2 SPACIOUS BEDROOMS AND 2 FULL BATHROOMS IDEAL FOR SHARED LIVING OR GUESTS
- OPEN-CONCEPT LAYOUT WITH A BRIGHT, FUNCTIONAL FLOOR PLAN
- IN-SUITE LAUNDRY WITH ADDITIONAL STORAGE SPACE
- OPEN CONCEPT KITCHEN WITH AMPLE CABINETRY
- LARGE PRIMARY BEDROOM WITH WALK-THROUGH CLOSET AND PRIVATE 4-PIECE ENSUITE
- PRIVATE BALCONY OR PATIO WITH GAS BBQ HOOKUP (SUBJECT TO FLOOR)
- TITLED OUTDOOR/SURFACE PARKING STALL
- SEPARATE STORAGE LOCKER INCLUDED IN BUILDING
- WELL-MANAGED BUILDING WITH GREAT AMENITIES:
 - FITNESS CENTRE
 - SOCIAL ROOM WITH BILLIARDS AND SEATING
 - QUIET LIBRARY/LOUNGE SPACE
 - RENTABLE GUEST SUITE FOR VISITORS
- CONDO FEES INCLUDE HEAT AND WATER. ALL YOU PAY FOR IS ELECTRIC ELECTRICITY WHICH IS \$75-\$100 PER MONTH, DEPENDING ON FAMILY SIZE AND USAGE IN UNIT
- SECURE BUILDING WITH ELEVATOR ACCESS AND INTERCOM
- EXCELLENT LOCATION: STEPS FROM GROCERY STORES, RESTAURANTS, BUS ROUTES, AND EASY ACCESS TO THE ANTHONY HENDAY
- NO PETS BUILDING



Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	#314 16303 95 St Nw
Subdivision	Eaux Claires
City	Edmonton
Province	Alberta
Postal Code	T5Z3V1

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	No Animal Home
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dishwasher, Hood Fan, Refrigerator, Washer/Dryer Stack-Up, Stove, Window Coverings
Heating	Forced air

Listing Details

Listing Office	RE/MAX River City
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