

\$175,000 - 112 16221 95 Street, Edmonton

MLS® #E4426660

\$175,000

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 | \$175,000 |
| 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 | 30 |
| Zoning | Zone 28 |
| Condo Fee | \$442 |

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Listing information last updated on April 19th, 2025 at 10:32am MDT