

\$175,000 - 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 opportunity—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	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	88
Zoning	Zone 28
Condo Fee	\$442

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:02am MDT