

Courtesy Of Christina A Reid Of Century 21 Leading

## \$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 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	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
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Middle	CARDINAL LEGER
High	QUEEN ELIZABETH

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	14
Zoning	Zone 28
Condo Fee	\$442

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