

**\$220,000 - 323 16303 95 Street, Edmonton**

MLS® #E4452076

**\$220,000**

2 Bedroom, 2.00 Bathroom, 1,035 sqft  
Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

Experience effortless condo living in this expansive 3rd-floor unit at Promenade Eaux Claires is MOVE-IN ready. Bright and inviting, the open-concept layout features brand-new luxury vinyl plank flooring, a sun-filled living room, and a large oak kitchen with abundant cabinetry, generous counter space, and a raised bar island—ideal for entertaining. Enjoy two spacious bedrooms and two full baths, including a private ensuite. Step out onto your west-facing covered balcony to soak in sunsets, complete with a gas BBQ hook-up. Stay comfortable year-round with central A/C. Thoughtfully designed with a large in-suite laundry and storage room, plus a titled heated underground parking stall and secure storage cage. This well-managed building includes a fitness room, games lounge, guest suite, and a stylish lobby. Conveniently located near public transit, parks, and major shopping amenities, everything you need is just steps away.

Built in 2002

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4452076  |
| Price      | \$220,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 323 16303 95 Street |
| Area        | Edmonton            |
| Subdivision | Eaux Claires        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3V1             |

### Amenities

|                |                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                                                 |
| Parking        | Heated, Stall, Underground                                                                                                                                        |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Water                                                                                                |
| # of Stories      | 4                                                                                                              |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 88               |
| Zoning         | Zone 28          |
| Condo Fee      | \$517            |

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 November 4th, 2025 at 2:32pm MST