

## \$440,000 - 16108 95 Street, Edmonton

MLS® #E4423025

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Nestled in the highly sought-after neighborhood of Eaux-Claires, this fantastic two-storey home offers 3 bedrooms, 2.5 baths providing both comfort and convenience in a prime location. Step inside to a welcoming foyer that leads to an open-concept kitchen with a cozy nook. Patio doors open onto a northwest-facing deck, overlooking a generously sized backyard. The kitchen features bowed windows, a center island, a walk-in pantry, and a corner sink, all seamlessly connecting to the bright and airy living room. The upper level boasts a spacious master bedroom with a walk-in closet and ensuite bath, along with two additional large bedrooms and a four-piece bathroom. Downstairs, the fully finished basement offers even more living space with a sizable family room. With newer shingles and flooring, this home is move-in ready! Located directly across from a beautiful park and playground, and just minutes from schools and all essential amenities, it's an incredible opportunity you

Built in 2002

### Essential Information

MLS® # E4423025

Price \$440,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16108 95 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3N2

### Amenities

Amenities	Carbon Monoxide Detectors, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            February 25th, 2025  
Days on Market      66  
Zoning                Zone 28

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 May 2nd, 2025 at 12:47pm MDT