



## 16303 95 Street 413 Edmonton AB

\$189,900

Welcome to Promenade Eaux Claires, this top floor 2 Bedrooms and 2 full Baths condo unit is located in the neighborhood of Eaux Claires, north central Edmonton. Conveniently located near shopping, restaurants, parks, and public transportation; quick access to Edmonton ring road. Spacious Living Room has a corner gas fireplace and patio door to a Balcony with natural gas connection. Primary Bedroom has walk-thru closets and 4 Pc. Ensuite. Kitchen has an Island, ample cabinets and counter space plus a spacious eating area. In suite laundry, central AC.... Promenade Eaux Claires is a very well-maintained building with Exercise Room, Games Room, 2 titles parking stalls: 1 secured underground parking stall and 1 surface parking stall. Condo Fee is \$408.23 per month. No pet is allowed in this building. No age restriction. Property is sold as is and where is. Possession is 30 days or negotiable.

Listing Presented By:



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