

## \$235,000 - N/A, Edmonton

MLS® #E4454447

**\$235,000**

2 Bedroom, 2.00 Bathroom, 785 sqft

Condo / Townhouse on 0.00 Acres

Eaux Claires, Edmonton, AB

This bright and beautiful top floor suite is located in great community of Eaux Claire™s , Radiance condo building built in 2014. This property offers 2 bedroom, 2 full bathroom, laundry in-suite, 9 ft. ceiling, good size balcony with a view of northern lights. In-floor heating throughout the entire suite, laminate floor and ceramic tiles. All appliances include, 2 titled parking spaces , one underground #84 and second on the surface #92. This condo was just painted, cleaned and is ready for quick possession day. Very convenient location close to schools, shopping, restaurants, public transportation , medical clinic with easy access to Anthony Henday Highway.

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4454447          |
| Price          | \$235,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 785               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | N/A          |
| Area        | Edmonton     |
| Subdivision | Eaux Claires |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T5Z 0N1      |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Parking-Visitor, Security Door, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                         |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks                          |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                                       |
| # of Stories      | 4                                                                                                                            |
| Stories           | 4                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | None, No Basement                                                                                                            |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                       |
| Exterior Features | Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 13                |

Zoning                      Zone 28  
Condo Fee                \$451



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