

## \$169,900 - 208 10118 95 Street, Edmonton

MLS® #E4464295

**\$169,900**

2 Bedroom, 2.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Have you been looking for something close to both downtown and the river valley? With 2 bedrooms, 2 full bathrooms and underground parking? Look no further than this great condo! Enjoy over 750 sqft of open living space.

Plenty of large windows and a balcony with views overlooking the river valley. A spacious kitchen and open living room with a fireplace. In-suite laundry so you never have to worry about wash days and lots of storage opportunities throughout. A primary suite with HUGE walk through closet and private 4 piece en-suite. Walking distance to many downtown amenities and the river valley trails. Plus skip the cold and snow with underground parking! Perfect opportunity for those looking to start investing in Real Estate or for first time buyers tired of renting.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464295  |
| Price          | \$169,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 764       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 208 10118 95 Street |
| Area        | Edmonton            |
| Subdivision | Boyle Street        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R6             |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Off Street Parking, Parking-Visitor, Storage-In-Suite |
| Parking   | Underground                                           |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Mantel                                                                                                     |
| # of Stories      | 4                                                                                                          |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                         |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Flat                                                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                                         |
| Foundation        | Slab                                                                                                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 13            |
| Condo Fee      | \$516              |

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Listing information last updated on November 6th, 2025 at 3:47pm MST