

## \$177,000 - 307 10118 95 Street, Edmonton

MLS® #E4455938

**\$177,000**

2 Bedroom, 2.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Welcome to this charming 2 bedroom condo that's walking distance to the river valley. Very close to LRT and all downtown amenities. Lots of paved trails leading to parks and trails. Spacious bedrooms along with a bright living room. Master bedroom has its own ensuite. Huge breakfast bar leading to a balcony with breathtaking views. Extremely well kept and clean. Perfect investment or even better fit for a growing family.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455938               |
| Price          | \$177,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 761                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

Address 307 10118 95 Street



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

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                                              |
| Parking        | Heated, Underground                                                                                                                                            |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                  |
| # of Stories      | 4                                                                                       |
| Stories           | 1                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | None, No Basement                                                                       |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stucco                  |
| Exterior Features | Landscaped, River Valley View |
| Roof              | Tar & Gravel                  |
| Construction      | Wood, Stucco                  |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 13             |
| Condo Fee      | \$516               |

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