

# \$169,998 - 308 10118 95 Street, Edmonton

MLS® #E4451520

## \$169,998

2 Bedroom, 2.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Just steps from the heart of downtown, this third-floor condo offers the perfect balance of city access and natural surroundings. With 2 bedrooms, 2 bathrooms, and an open-concept layout, the space is both functional and inviting. Large windows fill the living area with light and provides a beautiful view of the River Valley. The primary bedroom features a walk-through closet and a 3-piece ensuite, while the second bedroom and full bath offer flexibility for guests or a home office. Additional highlights include in-suite laundry and heated underground parking. Whether you're biking, running, or enjoying a quiet walk, the River Valley trail system is just outside your door. This location makes it easy to explore the outdoors while staying connected to everything the city has to offer.

Built in 2004

### Essential Information

MLS® #	E4451520
Price	\$169,998
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	766
Acres	0.00
Year Built	2004



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

### Community Information

Address	308 10118 95 Street
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4R6

### Amenities

Amenities	Parking-Visitor
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 6th, 2025
Days on Market	67

Zoning	Zone 13
Condo Fee	\$516

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