

**\$169,900 - 303 10118 95 Street, Edmonton**

MLS® #E4460976

**\$169,900**

2 Bedroom, 2.00 Bathroom, 880 sqft  
Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

This spacious 2 bedroom, 2 bathroom condo is perfectly situated just steps from Edmonton’s beautiful river valley and the vibrant downtown core. Inside, you’ll enjoy the convenience of in-suite laundry, an open floor plan with plenty of natural light, 9 foot ceilings, a gas fireplace, and two generously sized bedrooms including a primary with ensuite bath. This unit includes a heated, titled underground parking stall, is pet-friendly and is in a secure, well-maintained building. Whether you’re a student, downtown professional, first-time buyer, or an investor looking for a great rental opportunity, this property checks all the boxes. With its unbeatable location, affordability, and functional design, this condo is the perfect blend of comfort, convenience, and value.

Built in 2004

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4460976  |
| Price          | \$169,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 880       |
| Acres          | 0.00      |
| Year Built     | 2004      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 10118 95 Street |
| Area        | Edmonton            |
| Subdivision | Boyle Street        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R6             |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Intercom, Parking-Visitor, Secured Parking, Security Door |
| Parking Spaces | 1                                                                             |
| Parking        | Heated, Parkade, Underground                                                  |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water                                                                 |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Tile Surround                                                                    |
| # of Stories      | 4                                                                                |
| Stories           | 1                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | None, No Basement                                                                |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Flat                                   |
| Construction      | Wood, Stucco                           |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 13           |
| Condo Fee      | \$595             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 10th, 2025 at 5:47pm MDT