

## \$265,000 - 407 10118 95 Street, Edmonton

MLS® #E4438295

**\$265,000**

2 Bedroom, 2.00 Bathroom, 939 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Welcome to this STUNNING LOFT STYLE PENTHOUSE in downtown Edmonton. This top-floor unit offers 2 bedrooms, 2 full bathrooms, 2 TITLED PARKING STALLS (1 u/g, 1 surface), a PRIVATE ROOFTOP PATIO, balcony, and beautiful River Valley views from every corner. Inside, you'll find soaring ceilings, an open-concept layout, and large windows that fill the space with natural light. The interior has been fully updated with brand new LVP flooring, stone countertops, stainless steel appliances, and a sleek glass railing. The bedrooms are thoughtfully placed on opposite sides of the home for added privacy. The spacious primary suite features a walkthrough closet and a private ensuite for convenience. Upstairs, the loft offers a flexible space with endless possibilities. Enjoy the outdoors on your own rooftop patio or balcony that includes a gas line for easy barbecuing. Centrally located, you're just minutes from the LRT, River Valley trails, restaurants, shopping, and more. This is peak urban living!

Built in 2004

### Essential Information

MLS® # E4438295

Price \$265,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	407 10118 95 Street
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4R6

### Amenities

Amenities	Ceiling 10 ft., No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, River Valley View, River View, Shopping

	Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	42
Zoning	Zone 13
Condo Fee	\$625

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Listing information last updated on July 4th, 2025 at 12:18am MDT