

## \$253,800 - 408 10118 95 Street, Edmonton

MLS® #E4455339

**\$253,800**

2 Bedroom, 2.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

SIGH, SWOON, OBSESSED !!! Welcome to your DREAM LOFT PENTHOUSE! TOP FLOOR, soaring ceilings, walls of windows, and views that will make your heart skip a beat! This 2 bed + 2 bath + loft beauty comes with ONE titled, heated, UNDERGROUND parking stall, IN-SUITE LAUNDRY/storage, and not one but TWO amazing outdoor spaces - a balcony AND your very own PRIVATE ROOFTOP PATIO w/ gas line for BBQs, parties, or starlit wine nights. Inside, enjoy a modern open-concept layout with laminate flooring, stainless steel appliances, and a glass-railed loft that overlooks your spacious living room. Bedrooms are tucked on opposite sides for privacy (hello, perfect office or guest space!), and the primary suite has a WALK-THROUGH CLOSET + ENSUITE! All this, just steps from downtown caf  s, restaurants, shops, LRT, and endless river valley trails - PLUS within 10 minutes to MacEwan, NAIT, Rogers Place, and the River Valley! Condo fees include heat + water. Urban living doesn  t get better - this one is the vibe!

Built in 2004

### Essential Information

MLS® # E4455339

Price \$253,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 936               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 408 10118 95 Street |
| Area        | Edmonton            |
| Subdivision | Boyle Street        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R6             |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Parking-Visitor, Vaulted Ceiling, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                            |
| Parking        | Underground                                                                  |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                               |
| # of Stories      | 4                                                                                                    |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | None, No Basement                                                                                    |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Public Swimming Pool, Public |

Transportation, River Valley View, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Grandin/Mother Teresa   |
| Middle     | St. Alphonsus           |
| High       | Victoria School of Arts |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 40                |
| Zoning         | Zone 13           |
| Condo Fee      | \$623             |

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Listing information last updated on October 8th, 2025 at 1:47pm MDT