

# \$179,998 - 308 10118 95 Street, Edmonton

MLS® #E4451520

## \$179,998

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          | \$179,998 |
| 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 | 40               |

|           |         |
|-----------|---------|
| Zoning    | Zone 13 |
| Condo Fee | \$516   |

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 September 15th, 2025 at 7:17am MDT