

## \$258,800 - 408 10118 95 Street, Edmonton

MLS® #E4455339

**\$258,800**

2 Bedroom, 2.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

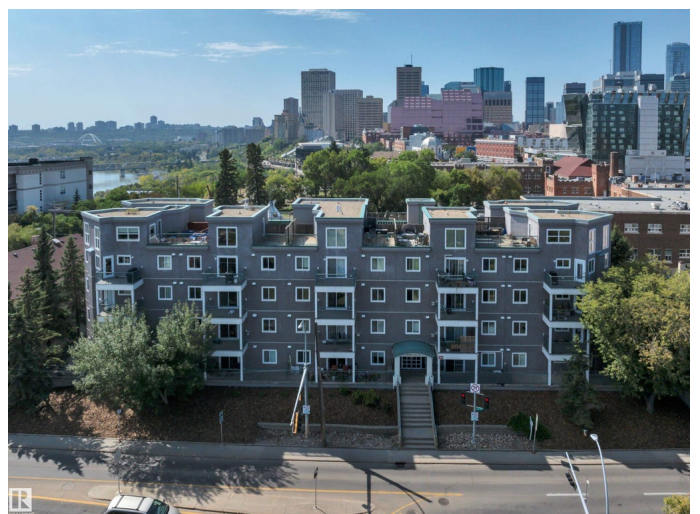
SIGH, SWOON, OBSESSED !!! Welcome to your DREAM LOFT PENTHOUSE! TOP FLOOR, soaring ceilings, walls of windows, and views that will make your heart skip a beat! This 2 bed + 2 bath + loft beauty comes with ONE titled, heated, UNDERGROUND parking stall, IN-SUITE LAUNDRY/storage, and not one but TWO amazing 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 \$258,800



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	1
Zoning	Zone 13
Condo Fee	\$623

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Listing information last updated on August 30th, 2025 at 8:17am MDT