

## \$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 | 55             |
| Zoning         | Zone 13        |
| Condo Fee      | \$625          |

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 July 17th, 2025 at 11:33am MDT