

## \$165,000 - 305 10118 95 Street, Edmonton

MLS® #E4422202

**\$165,000**

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Welcome to The Chadwick, a lovely condo just steps to the river valley and close to downtown. This 3rd floor, 875sqft unit offers 2 bedrooms and 2 full bathrooms. The open concept kitchen has plenty of cupboard and counter space which opens directly into the dining room and living room with access to the southwest facing balcony offering great views of the city. The condo is completed with large in-suite laundry room and 1 underground titled parking stall. A wonderful option for first time buyers, students, or investors.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4422202               |
| Price          | \$165,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 876                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 305 10118 95 Street |
| Area        | Edmonton            |
| Subdivision | Boyle Street        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R6             |

### **Amenities**

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage-In-Suite, Television Connection |
| Parking   | Underground                                                                                                                                        |

### **Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                            |
| # of Stories      | 4                                                                                                 |
| Stories           | 1                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### **Exterior**

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                           |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City |
| Roof              | Flat                                                                                                                                                                                                   |
| Construction      | Wood, Stucco                                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 89                  |
| Zoning         | Zone 13             |
| Condo Fee      | \$595               |

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Listing information last updated on May 20th, 2025 at 1:32am MDT