

## \$79,900 - 304 10420 93 Street, Edmonton

MLS® #E4417427

**\$79,900**

1 Bedroom, 1.00 Bathroom, 663 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Welcome to this inviting & well-maintained unit that's ideal for professionals, first-time buyers, or investors seeking a prime downtown location. You're greeted by a bright & welcoming living space, highlighted by large windows that fill the home with natural light. The spacious living room provides ample space for relaxation & entertainment and seamlessly flows into the dining area and kitchen. The kitchen boasts sleek countertops & ample cabinet space. The spacious primary has generous closet space & easy access to the main bathroom. There are multiple closets throughout large & small so storage won't be an issue. The private balcony is the perfect spot to unwind while taking in views of the surrounding neighbourhood. Located in the heart of Boyle Street, you are just minutes away from all the excitement of downtown Edmonton. Explore the nearby shops, restaurants, cafes & cultural attractions, or take a stroll along the river valley. With easy access to public transportation so commuting is a breeze.

Built in 1978

### Essential Information

MLS® # E4417427

Price \$79,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 663                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 10420 93 Street |
| Area        | Edmonton            |
| Subdivision | Boyle Street        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 1X7             |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Parking-Extra, Parking-Plug-Ins, Security Door, Storage-In-Suite, See Remarks |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas  |
| Fireplace    | Yes   |
| Fireplaces   | Mantel  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 103               |
| Zoning         | Zone 13           |
| Condo Fee      | \$440             |

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