

## \$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	111
Zoning	Zone 13
Condo Fee	\$440

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