

## \$255,000 - 10711a 95 St., Edmonton

MLS® #E4455726

**\$255,000**

3 Bedroom, 2.00 Bathroom, 1,025 sqft  
Condo / Townhouse on 0.00 Acres

McCauley, Edmonton, AB

Exceptional investment opportunity in Central Edmonton! Steps from MacEwan, NAIT, Royal Alex Hospital, Chinatown, Italian Centre, Rogers Place, Kingsway Mall & downtown with quick transit access. Main floor features a bright living room with bay window, newer carpet, dining area, spacious U-shaped kitchen with pantry, half bath & in-suite laundry. Upstairs offers 3 bedrooms with ample closets, a 4-pc bath & 2-pc ensuite. Includes 1 secure gated parking stall. Recent upgrades (2024/2025): furnace motherboard & thermostat, new water tank, one complete toilet system, and all toilets fitted with bidet attachments. Excellent rental or Airbnb potential in a high-demand location!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455726  |
| Price          | \$255,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,025     |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 10711a 95 St. |
| Area        | Edmonton      |
| Subdivision | Mccauley      |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5H 2C8       |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | No Animal Home                                     |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access, Stall |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Stories           | 2                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | None, No Basement                                                                 |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                       |
| Exterior Features | Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 65                  |
| Zoning         | Zone 13             |

Condo Fee                \$175

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Listing information last updated on November 6th, 2025 at 3:02am MST