

# \$424,999 - 412 S 13th St ##208, Boise

MLS® #98933801

**\$424,999**

1 Bedroom, 1.00 Bathroom, 852 sqft

Residential

CitySide Lofts, Boise, ID

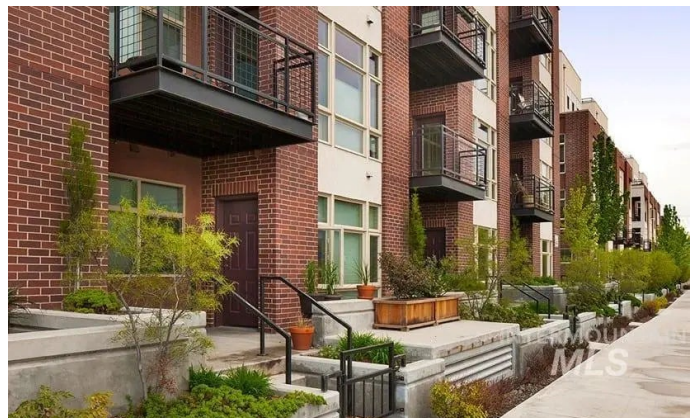
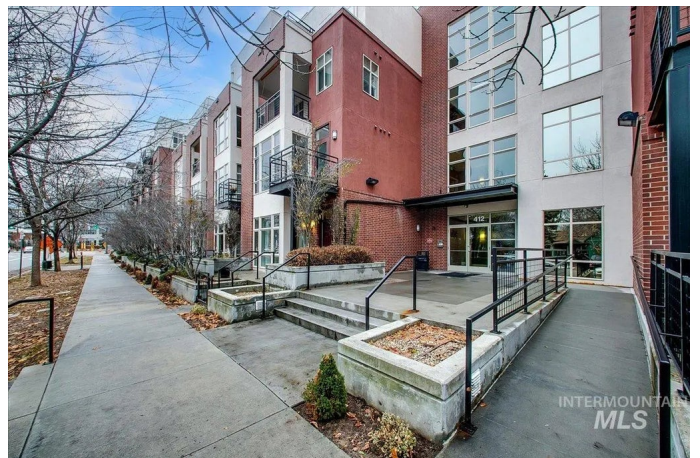
Live in the heart of downtown Boise in the highly sought-after City Side Lofts! This light-filled condo offers soaring ceilings, a modern open layout, and a private patio perfect for morning coffee or relaxing after exploring the city. This sleek kitchen with granite counters, gas ranges, and stainless-steel appliances makes cooking a joy, while in-unit laundry adds everyday convenience. Enjoy the security of gated parking, extra storage and low \$289 HOA dues that cover water, sewer, and trash. With unbeatable location to Boise's best dining, shopping, and the Greenbelt, this condo is ideal for professionals, downsizers, or as a lock-and-leave retreat. Flexible use as an investment or personal residence makes this a rare downtown opportunity! OPEN HOUSE 10/11/25 SATURDAY 3:00-6:00 P.M. Join us for a rooftop experience at CitySide Lofts! Take in the spectacular views of Downtown Boise while enjoying light appetizers and checking out this vibrant condo community. Please enter at the 412 N. 13th Street building, where a door greeter will escort you to the big event!

Built in 2007

## Essential Information

MLS® # 98933801

Price Per SQFT \$499



Bedrooms	1
Bathrooms	1.00
Square Footage	852
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Active

### Community Information

Address	412 S 13th St ##208
Area	Boise North - 0100
Subdivision	CitySide Lofts
City	Boise
County	Ada
State	ID
Zip Code	83702
Builder	Saco Construction

### Amenities

Utilities	Sewer Connected
Parking Spaces	1
Parking	Other
# of Garages	1
Golf Course	N

### Interior

Interior Features	Walk-In Closet(s), Breakfast Bar, Quartz Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Refrigerator, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	One
Primary On Main	Yes

### Exterior

Lot Description	Bus on City Route
Roof	Other

### School Information

District	Boise School District #1
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Elementary	Garfield
Middle	North Jr
High	Boise

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	260
Zoning	Residential Office
HOA Fees	\$289
HOA Fees Freq.	Monthly
Property Taxes	\$3,325
Tax Year	2023
Office	Homes of Idaho
Contact Info	info@homesofidaho.com

### **Listing Details**

Listing Office	Homes of Idaho
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Listing information last updated on October 14th, 2025 at 1:18am MDT