

\$474,400 - 412 S 13th Street #118, Boise

MLS® #98961823

\$474,400

1 Bedroom, 2.00 Bathroom, 945 sqft

Residential

CitySide Lofts, Boise, ID

Welcome to your urban oasis in the heart of vibrant Downtown Boise! Located just steps from the Boise River, BSU & parks, this chic 1-bedroom loft-style condo offers a perfect blend of modern comfort and city sophistication. This condo lives like a townhome with easy, private street-entry/access and your own gated courtyard. Walking into the great room, you are greeted by the open floor plan featuring high ceilings and large windows that flood the space with natural light, it's the perfect space to gather and make memories. Freshly painted, new fixtures, engineered hardwood flooring, granite countertops, stainless appliances, pantry, 1/2 bath & full laundry. The 2nd level is home to the spacious primary suite with glass shower, soaker tub, walk in closet and private balcony. *Includes 1 deeded, secured parking space in the gated community garage. Rooftop patio with bbq and views of the city. This condo is perfect for those seeking a modern, low-maintenance lifestyle with all the benefits of downtown living.

Built in 2007

Essential Information

MLS® #	98961823
Price Per SQFT	\$502
Bedrooms	1
Bathrooms	2.00



Square Footage	945
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	412 S 13th Street #118
Area	Boise North - 0100
Subdivision	CitySide Lofts
City	Boise
County	Ada
State	ID
Zip Code	83702-5082
Builder	Saco Construction

Amenities

Utilities	Sewer Connected
Parking Spaces	1
Parking	Attached, Other
# of Garages	1
View	Yes
Golf Course	N
Virtual Tour	https://u.listvt.com/mls/157309501

Interior

Interior Features	Bath-Master, Great Room, Double Vanity, Walk-In Closet(s), Loft, Breakfast Bar, Pantry, Kitchen Island, Granite Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Built-In, Refrigerator, Washer, Dryer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	Two

Exterior

Lot Description	Bus on City Route, Sidewalks, Views
Roof	Other

School Information

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

Additional Information

Date Listed	September 16th, 2025
Days on Market	6
Zoning	ZC-259
HOA Fees	\$303
HOA Fees Freq.	Monthly
Property Taxes	\$3,525
Tax Year	2024
Office	Group One Sotheby's Int'l Realty
Contact Info	shart@grouponesir.com

Listing Details

Listing Office	Group One Sotheby's Int'l Realty
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Listing information last updated on October 13th, 2025 at 1:48am MDT