

Courtesy Of Jodie M Allen Of NOW Real Estate Group

\$279,900 - 103 9745 96a Street, Edmonton

MLS® #E4436682

\$279,900

2 Bedroom, 2.00 Bathroom, 1,208 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Cloverdale - the heart of Edmonton's River Valley! 1208 sqft, 2 bedroom, 2 baths, only 1/2 block to the river & surrounded by views & greenspace. Features include: Separate & common area entrances, 9' ceilings, living room w/gas fireplace, sunny dining room, kitchen with eating bar & stainless steel appliances. Primary bedroom with full ensuite & walk in closet, bedroom #2 is located just across from the main bathroom. Laundry room w/newer front load washer & dryer and storage. Enjoy views from your private patio! 1 titled heated u/g parking stall, storage locker, upgraded furnace & H2O tank (less than 8 yrs), central a/c. Cloverdale Manor is a secure & well managed condo corp., recent exterior renos include siding & shingles. Walk to Henrietta Muir Edwards Park, Muttart Conservatory & LRT station, river valley trails & attractions. Bonus! 2 free Folk Fest tickets every year! Enjoy the peaceful surroundings, less than 5 minutes to downtown! Pet friendly! (Some photos are virtually staged).

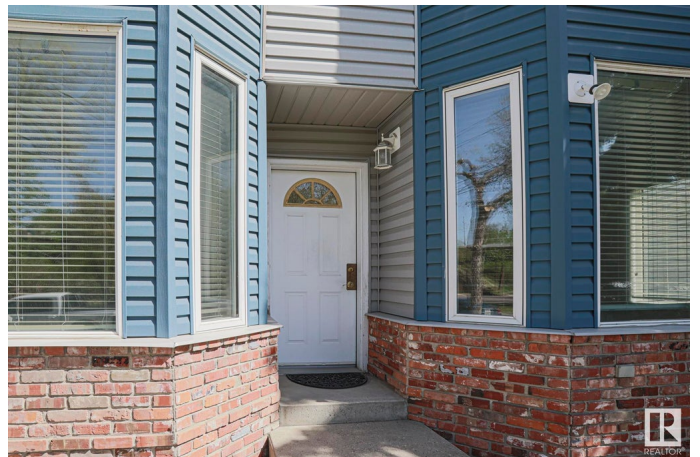
Built in 1995

Essential Information

MLS® # E4436682

Price \$279,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,208
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	103 9745 96a Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4P7

Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
Days on Market	18
Zoning	Zone 18
Condo Fee	\$733

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 2nd, 2025 at 8:32pm MDT