

Courtesy Of DeeAnn L Hotte and Madison Brown Of KIC Realty

## **\$298,500 - 303 9745 96a Street, Edmonton**

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MLS® #E4425651

**\$298,500**

2 Bedroom, 2.00 Bathroom, 1,187 sqft  
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Welcome to this stunning 2-bedroom, 2-bathroom corner unit in the heart of Cloverdale! Perfectly situated within walking distance to the Muttart Conservatory, the annual Folk Fest, the LRT station, and the breathtaking river valley trails, this condo offers an unbeatable location. Enjoy incredible views of downtown Edmonton from your expansive balcony, perfect for taking in the city lights. Inside, vaulted ceilings and an abundance of windows flood the space with natural light, creating a bright and airy atmosphere. The massive primary bedroom offers plenty of space to unwind, while the inviting living area features a cozy gas fireplace. The stylish kitchen is perfect for cooking and entertaining, and the spacious laundry room adds extra convenience. With two heated underground parking stalls, this unit combines comfort, style, and functionality in a sought-after community.



Built in 1995

### **Essential Information**

MLS® #	E4425651
Price	\$298,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,187
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

### **Community Information**

Address	303 9745 96a Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4P7

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Secured Parking, Security Door, Vaulted Ceiling
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Corner Lot, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, River Valley View, View City, View Downtown
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 20

Zoning Zone 18

Condo Fee \$800

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Listing information last updated on April 3rd, 2025 at 7:17pm MDT