

# \$275,000 - 201 9745 96a Street, Edmonton

MLS® #E4426598

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,262 sqft  
Condo / Townhouse on 0.00 Acres

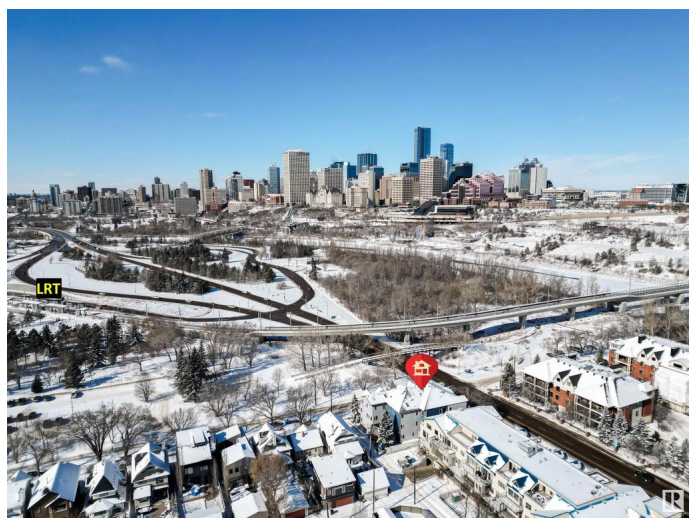
Cloverdale, Edmonton, AB

SPECTACULAR property located in Edmonton's most VIBRANT community - Cloverdale! Delight in views of the serene River Valley and downtown skyline. IMPECABLY MAINTAINED exquisite 2-bed, 2-bath - DEN home offers 1,260 sq ft of space, 9ft Ceilings, open-concept floor plan, where ample TRIPLE PANE windows creates a bright and inviting ambiance. Cozy corner fireplace enhances the room's charm. For those working from home or seeking additional private space, DEN/OFFICE area offers versatility and tranquility. Large Primary, features a generous walk-in closet and a full en-suite bathroom. AirConditioning! Huge secondary bedroom. Titled Heated Underground Parking!! Storage Room! Several parks, BLOOM CAFE, Muttart and the LRT are just a stroll away. Minutes from downtown!! Whether you're hitting the slopes at Edmonton Ski Club, cruising on the Edmonton River Boat, exploring the unique Accidental Beach, taking in the Folk Fest or the Strathearn Art Walk, endless activities await you in this 9 Unit Boutique Complex!

Built in 1995

## Essential Information

MLS® #	E4426598
Price	\$275,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	201 9745 96a Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4P7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Security Door, Storage-Locker Room, Television Connection
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Mantel
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Riverdale School
Middle	Ottewell Junior High
High	McNally Highschool

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	13
Zoning	Zone 18
Condo Fee	\$780

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Listing information last updated on April 2nd, 2025 at 2:02am MDT