

## \$294,900 - 103 9745 96a Street, Edmonton

MLS® #E4456793

**\$294,900**

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, fresh paint, 9' ceilings, living room w/gas fireplace, sunny dining room, renovated kitchen with new cabinets, countertops, backsplash, d/w, faucet & sink. Primary bedroom w/ensuite & walk in closet, bedroom #2 w/new vinyl plank flooring. Laundry room w/newer front load washer & dryer, & 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).

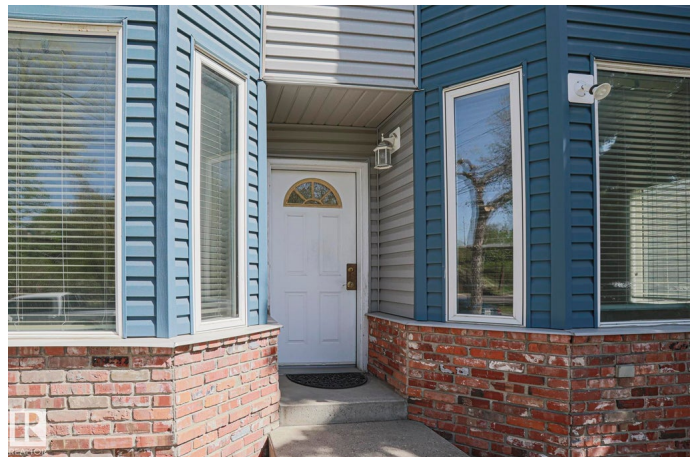
Built in 1995

### Essential Information

MLS® # E4456793

Price \$294,900

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, Vinyl                                                                                                                                                              |
| 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, Vinyl                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 18             |
| Condo Fee      | \$733               |

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Listing information last updated on September 14th, 2025 at 1:17pm MDT