

Courtesy Of Jodie M Allen Of NOW Real Estate Group

## \$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	2
Zoning	Zone 18
Condo Fee	\$733

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Listing information last updated on September 10th, 2025 at 6:32pm MDT