

Courtesy Of Sarah J Leib Of RE/MAX River City

\$354,800 - 201 9803 96a Street, Edmonton

MLS® #E4427935

\$354,800

2 Bedroom, 2.00 Bathroom, 1,463 sqft
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

CORNER CONDO in CLOVERDALE! THREE (3) PARKING STALLS: 2 Underground w/ Storage Rooms + 1 Surface Stall (carport). Large Kitchen w/ GRANITE COUNTERTOPS, Stainless Steel Appliances & WALK-IN PANTRY. Spacious (1,462 sq ft) floor plan features 2 oversized Bedrooms, 2 Baths + Flex Room (ideal for home office, den or dining room). Plenty of storage space & IN-SUITE LAUNDRY. BRIGHT & SUNNY SUITE w/ SOUTH & WEST Windows throughout. Balcony is sizable & faces south w/ GAS BBQ LINE. Bonus Features: AIR CONDITIONING, GAS FIREPLACE, NEW STOVE (Dec2024), NEW FURNACE (Jan2024). CONDO FEE includes ALL UTILITIES (electricity, gas, water). Onsite Amenities: GYM, WORKSHOP & SOCIAL ROOM. Beautiful walking paths found nearby on the River & at Gallagher Park (playground, splash park). Enjoy complimentary tickets to Folk Fest! Short walk to the Ski Club & Muttart Conservatory + Cafe. Central location - easy access to Downtown & U of A by car or LRT. Bring your furry friend - PET FRIENDLY COMPLEX!

Built in 2003

Essential Information

| | |
|--------|-----------|
| MLS® # | E4427935 |
| Price | \$354,800 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,463 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 201 9803 96a Street |
| Area | Edmonton |
| Subdivision | Cloverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6A 4A5 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite, Storage-Locker Room |
| Parking Spaces | 3 |
| Parking | Double Indoor, Heated, Stall, Underground, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick |
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

School Information

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|------------|------------------------|
| Elementary | Rutherford/St Brendan |
| Middle | Kenilworth/St Brendan |
| High | McNally/Austin O Brien |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 18 |
| Condo Fee | \$1,102 |

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Listing information last updated on April 5th, 2025 at 8:02pm MDT