

\$299,900 - 103 9815 96a Street, Edmonton

MLS® #E4430928

\$299,900

2 Bedroom, 2.00 Bathroom, 1,295 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Discover urban living in this spacious 1300 sq/ft condominium, featuring direct access to Edmonton's stunning River Valley! This exceptional property includes: * Two spacious bedrooms plus a den * Two full bathrooms * An open-concept floor plan that highlights the beautiful river valley location. The kitchen is equipped with stainless steel appliances, a raised breakfast bar and it opens to both the dining area and living room. The entire living area features elegant hardwood flooring and a cozy gas fireplace. The den offers flexible space to suit your personal needs. The primary bedroom provides ample space for furniture and includes a walk-through closet and a full four-piece ensuite bathroom. The second bedroom is also well-sized and conveniently located next to another four-piece bath. Additionally, this home comes with two titled underground parking stalls, each with secure storage cages. This pet friendly home is perfect for outdoor enthusiasts, with multi-use trails right outside your door.

Built in 2003

Essential Information

MLS® # E4430928

Price \$299,900

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,295 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 103 9815 96a Street |
| Area | Edmonton |
| Subdivision | Cloverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6A 4A3 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite, Storage-Locker Room, Workshop |
| Parking Spaces | 2 |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Private Setting, Public Transportation, River Valley View, River View, Shopping Nearby, Ski Hill Nearby, View Downtown |
| Roof | Unknown |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Rutherford, St. Brendan |
| Middle | Kenilworth, St. Brendan |
| High | McNally, Austin O'Brien |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 18 |
| Condo Fee | \$979 |

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Listing information last updated on April 20th, 2025 at 8:17am MDT