

## \$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 3:47am MDT