

Courtesy Of Sarah J Leib Of RE/MAX River City

\$379,900 - 201 9803 96a Street, Edmonton

MLS® #E4415765

\$379,900

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

Cloverdale, Edmonton, AB

CORNER CONDO in CLOVERDALE! 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**. **THREE (3) PARKING STALLS**: 2 Underground w/ Storage Rooms + 1 Surface Stall (carport). Bonus Features: **AIR CONDITIONING**, **GAS FIREPLACE**, **NEW STOVE** (Dec2024), **NEW FURNACE** (Jan2024). Condo fees include parking & **ALL UTILITIES** (electricity, gas, water). Onsite Amenities: **GYM**, **WORKSHOP & SOCIAL ROOM**. Bring your furry friend - **PET FRIENDLY COMPLEX!** 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.

Built in 2003

Essential Information

MLS® # E4415765



Price	\$379,900
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

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

Additional Information

Date Listed	December 11th, 2024
Days on Market	93
Zoning	Zone 18
Condo Fee	\$1,102

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Listing information last updated on March 14th, 2025 at 5:17pm MDT