

\$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	11
Zoning	Zone 18
Condo Fee	\$979

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