

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**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 18          |
| Condo Fee      | \$1,102          |

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Listing information last updated on April 7th, 2025 at 5:17am MDT