

## \$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	6
Zoning	Zone 18
Condo Fee	\$979

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Listing information last updated on April 20th, 2025 at 10:47pm MDT