

# \$289,900 - 104 9803 96a Street, Edmonton

MLS® #E4450528

## \$289,900

2 Bedroom, 2.00 Bathroom, 1,145 sqft  
Condo / Townhouse on 0.00 Acres

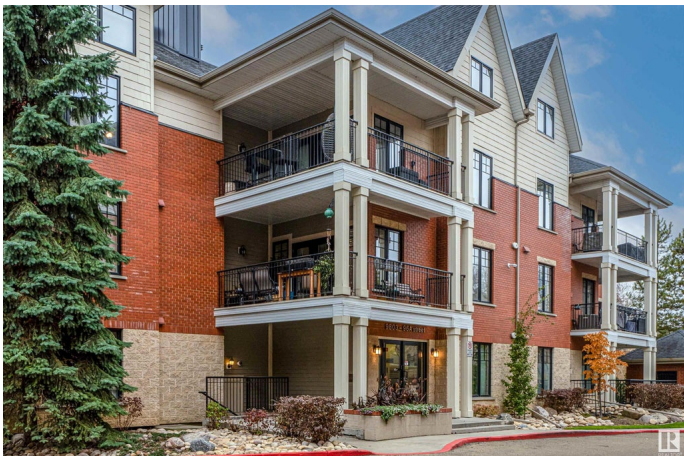
Cloverdale, Edmonton, AB

Discover upscale living in this exceptional 2-bedroom condo, ideally situated by Edmonton’s scenic river valley and just minutes from downtown! This fully renovated, move-in-ready gem features fresh paint throughout, new flooring, and a brand new kitchen. The modern kitchen boasts all-new appliances, custom cabinets, and quartz countertops, perfect for cooking and entertaining. Tonnes of room for family gatherings with a large living and dining space, topped off with a beautiful gas fire place. Enjoy the outdoors on a generously sized deck with a convenient gas BBQ hookup. With two underground parking stalls, additional storage, and proximity to the LRT, this is truly the nicest unit in the area. Don’t miss the chance to make this spectacular condo your new home!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450528  |
| Price          | \$289,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,145     |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104 9803 96a Street |
| Area        | Edmonton            |
| Subdivision | Cloverdale          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6A 4A5             |

### Amenities

|           |                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground, See Remarks                                                                                                                                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Corner                                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                      |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Brick                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 18         |
| Condo Fee      | \$877           |

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Listing information last updated on August 8th, 2025 at 8:02pm MDT