

## \$324,900 - 102 9811 96a Street, Edmonton

MLS® #E4455292

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

This 1169 sf 2 bedroom, 2 bath home faces the treed river bank. With bike paths at your door, an LRT Station across the street, and downtown within walking distance, you can explore the city any way you like! You'll love having a private street-level front door and patio. Step inside and you'll want to move in! The open plan living, dining, kitchen, and laundry areas have new gorgeous wide-board maple flooring, and the foyer and mechanical room have new tile flooring! This area was completely repainted with new baseboards and door/window casings installed. The kitchen has ample counter space and a large pantry, plus new quartz countertops, tile backsplash, and dishwasher, and you'll appreciate the new pot lights throughout this bright and open space. The large primary bedroom has a spacious ensuite bath, walk-in closet, and secondary closet and the second bedroom/den is ideal for a home office or guest space. The A/C unit is new and ready to keep you cool, and there's titled underground parking too!

Built in 2003

### Essential Information

MLS® # E4455292

Price \$324,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,169                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 9811 96a Street |
| Area        | Edmonton            |
| Subdivision | Cloverdale          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6A 4A4             |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, See Remarks |
| Parking Spaces | 1                                                                                                      |
| Parking        | Underground                                                                                            |
| Is Waterfront  | Yes                                                                                                    |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                           |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Public Transportation, River Valley View, Ski Hill Nearby, View Downtown, Waterfront Property, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Brick                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                              |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Rutherford School |
| Middle     | Kenilworth School |
| High       | McNally School    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 18           |
| Condo Fee      | \$866             |

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Listing information last updated on September 5th, 2025 at 7:02am MDT