

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	22
Zoning	Zone 18
Condo Fee	\$1,102

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Listing information last updated on April 19th, 2025 at 4:02am MDT