

## \$379,900 - 9109 98 Avenue, Edmonton

MLS® #E4455443

**\$379,900**

2 Bedroom, 3.50 Bathroom, 1,487 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Welcome to Cloverdale, one of Edmonton's most sought-after communities! This immaculate townhouse offers incredible value with lower condo fees and a lifestyle you'll love. Imagine morning coffee on your kitchen deck surrounded by mature trees, or evenings on your private double sided rooftop patio with breathtaking north and south views of downtown and the river valley. With multiple outdoor living spaces, there's no better spot to relax, entertain, or simply soak in the surroundings. Inside, you'll find a stylish white kitchen with island and stainless steel appliances, 9' ceilings, beautiful hardwood floors, cozy gas fireplace and large windows. The finished basement adds flexibility for a gym, home office, or another bedroom. TWO parking stalls, a newer furnace and hot water tank, and the best location in the city make this home stand out. And as a bonus, Cloverdale community members enjoy free Folk Fest tickets every summer—steps from your door!

Built in 2002

### Essential Information

MLS® # E4455443

Price \$379,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,487             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9109 98 Avenue |
| Area        | Edmonton       |
| Subdivision | Cloverdale     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 4S5        |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, See Remarks, Rooftop Deck/Patio |
| Parking   | 2 Outdoor Stalls                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Corner                                                                                       |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                    |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown |

|              |                     |
|--------------|---------------------|
| Roof         | Flat                |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 62                |
| Zoning         | Zone 18           |
| Condo Fee      | \$460             |

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Listing information last updated on October 31st, 2025 at 1:17am MDT