

## \$304,900 - 305 9819 96a Street, Edmonton

MLS® #E4456923

**\$304,900**

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

LOCATION! RIVER VALLEY & DOWNTOWN SKYLINE VIEWS from this executive 1173 sq.ft. condo. Steps from the river valley trails, Muttart Conservatory, downtown, LRT and Gallager Park. Feels like home immediately in this fabulous open floorplan with 9' ceilings, designer colors, laminate & outstanding nature/skyline views. Large kitchen island with a raised eating bar, stainless appliances, elegant backsplash & a walk-in pantry. Good sized dining area is off kitchen leading to a cozy living room that can accommodate good sized gatherings with 2 sided fireplace and amazing views overlooking park. Kingsized master bedroom with beautiful private river valley/park views, walk-in closet & a 4 piece ensuite. The den/flex room perfect as an office or 2nd bedroom. Second 3 piece main bathroom. TITLED UNDERGROUND PARKING #155. The condo fee includes heat, water, power & amenities which include an interior courtyard, fitness room, workshop, social room & visitor parking. Pet friendly. Amazing LOCATION ... IMMACULATE!

Built in 2003

### Essential Information

MLS® # E4456923

Price \$304,900



|                |                        |
|----------------|------------------------|
| 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     | 305 9819 96a Street |
| Area        | Edmonton            |
| Subdivision | Cloverdale          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6A 4A2             |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop |
| Parking   | Underground                                                                                                                                               |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Corner, Mantel, Tile Surround                                                                                     |
| # of Stories      | 4                                                                                                                 |
| Stories           | 1                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, No Basement                                                                                                 |

### Exterior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Private Setting, Public Transportation, River Valley View, Shopping Nearby, Ski Hill Nearby, View Downtown, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                              |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 52                  |
| Zoning         | Zone 18             |
| Condo Fee      | \$866               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 11:02am MDT