

Courtesy Of Chris K Karampelas Of MaxWell Polaris

\$3,299,900 - 9651 96a Avenue, Edmonton

MLS® #E4434746

\$3,299,900

6 Bedroom, 6.50 Bathroom, 4,500 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Introducing the 2024/2025 CHBA Home of the Year! A true architectural masterpiece built by Justin Gray Homes offering over 5,000 sqft of luxury across 5 levels. Features 6 bedrooms, 6.5 baths, private office, & 4 rooftop patios w/ 360° river valley & downtown skyline views. Built w/ commercial-grade steel beam construction, 10' ceilings, floor-to-ceiling windows, hardwood throughout, 2 gas fireplaces, chef's kitchen includes Wolf/Subzero appliances, upgraded cabinetry, & a hidden butler's pantry. The primary retreat offers a lounge, gas fireplace, & spa-inspired ensuite w/ steam shower & freestanding tub. 3rd floor rooftop Nordic spa w/hot tub, cold plunge, sauna, & steam shower, theatre & bar. FF basement featuring gym, bedrm & 5-car heated garage w/ epoxy floors & heated driveway. Also 2 self-contained one-bedroom income generating suites! Fully landscaped maintenance free yard w/ irrigation, smart home automation, outdoor TVs & fireplaces. Steps to Muttart, River Valley, Edmonton Ski Club & downtown!

Built in 2023

Essential Information

MLS® # E4434746

Price \$3,299,900



| | |
|----------------|---------------|
| Bedrooms | 6 |
| Bathrooms | 6.50 |
| Full Baths | 6 |
| Half Baths | 1 |
| Square Footage | 4,500 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Tri-Plex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9651 96a Avenue |
| Area | Edmonton |
| Subdivision | Cloverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 2C3 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, Bar, Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Guest Suite, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, Wet Bar, Infill Property, HRV System, Heat Exchanger, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 7 |
| Parking | Heated, Quad or More Attached, Tandem |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Garage Control, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Wet Bar |
| Heating | Fan Coil, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 4 |

| | |
|--------------|----------------|
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof | See Remarks, SBS Roofing System |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 18 |

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Listing information last updated on May 9th, 2025 at 12:47pm MDT