

## **\$319,900 - 305 9819 96a Street, Edmonton**

MLS® #E4456923

**\$319,900**

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 \$319,900



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	4
Zoning	Zone 18
Condo Fee	\$866

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