

## \$324,900 - 102 9811 96a Street, Edmonton

MLS® #E4455292

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

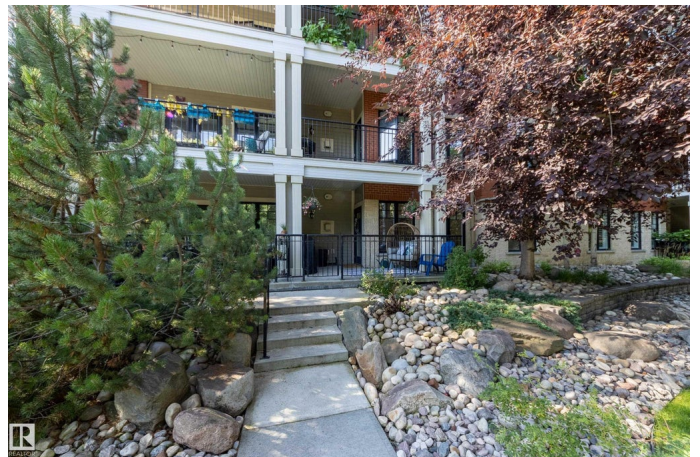
This 1169 sf 2 bedroom, 2 bath home faces the treed river bank. With bike paths at your door, an LRT Station across the street, and downtown within walking distance, you can explore the city any way you like! You'll love having a private street-level front door and patio. Step inside and you'll want to move in! The open plan living, dining, kitchen, and laundry areas have new gorgeous wide-board maple flooring, and the foyer and mechanical room have new tile flooring! This area was completely repainted with new baseboards and door/window casings installed. The kitchen has ample counter space and a large pantry, plus new quartz countertops, tile backsplash, and dishwasher, and you'll appreciate the new pot lights throughout this bright and open space. The large primary bedroom has a spacious ensuite bath, walk-in closet, and secondary closet and the second bedroom/den is ideal for a home office or guest space. The A/C unit is new and ready to keep you cool, and there's titled underground parking too!

Built in 2003

### Essential Information

MLS® # E4455292

Price \$324,900



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	102 9811 96a Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 4A4

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, See Remarks
Parking Spaces	1
Parking	Underground
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Public Transportation, River Valley View, Ski Hill Nearby, View Downtown, Waterfront Property, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	Rutherford School
Middle	Kenilworth School
High	McNally School

**Additional Information**

Date Listed	August 29th, 2025
Zoning	Zone 18
Condo Fee	\$866

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Listing information last updated on August 29th, 2025 at 7:32pm MDT