

# \$299,900 - 104 9803 96a Street, Edmonton

MLS® #E4412840

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,145 sqft  
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Discover upscale living in this exceptional 2-bedroom condo, ideally situated by Edmonton's scenic river valley and just minutes from downtown! This fully renovated, move-in-ready gem features fresh paint throughout, new flooring, and a brand new kitchen. The modern kitchen boasts all-new appliances, custom cabinets, and quartz countertops, perfect for cooking and entertaining. Tonnes of room for family gatherings with a large living and dining space, topped off with a beautiful gas fire place. Enjoy the outdoors on a generously sized deck with a convenient gas BBQ hookup. With two underground parking stalls, additional storage, and proximity to the LRT, this is truly the nicest unit in the area. Don't miss the chance to make this spectacular condo your new home!

Built in 2003

## Essential Information

MLS® #	E4412840
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.00
Year Built	2003



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	104 9803 96a Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 4A5

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 6th, 2024
Days on Market	128
Zoning	Zone 18
Condo Fee	\$877

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