\$275,000 - 304 9803 96a Street, Edmonton

MLS® #E4431773

\$275,000

2 Bedroom, 2.00 Bathroom, 1,170 sqft Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

BRAND NEW VINYL PLANK FLOORING" IN THIS TOP FLOOR FULL A/C, PET FRIENDLY, 15-UNIT BUILDING, 1Bdrm & DEN/2nd BEDROOM, 2-FULL BATH Condo with 1169Sq.Ft of Living Space in "THE LANDING 9803!" Upon entry of this 3rd Floor OPEN PLAN Condo with a tiled entryway w/a DEN/2nd Bdrm to the right & a full 3pc BATH! The Kitchen has 5-Black Appliance w/a Raised Eating Bar Island along with a oversized corner WALK-IN PANTRY, & Dining area for 6+Guests w/a 2-SIDED FIREPLACE in the Living Room w/a Garden Door onto your L-Shaped Balcony w/a GAS BBQ HOOKUP Facing SOUTH! The Primary Bdrm has an 18ft VAULTED CEILING w/a WALK-IN CLOSET & A SIDE CLOSET into the 4pc ENSUITE, 6ft TUB/SHOWER. There is 1-Undrground Heated #16 Stall w/a #121 STORAGE CAGE. The complex has an Exercise Room, Woodshop, & Social Room with a 5min walk to the River Valley, Bike Trails, & The Muttart Conservatory & quick BUS or LRT to our Downtown & Beyond. CONDO FEES INCLUDE ALL UTILITIES...ELECTRICITY, HEAT, WATER & SEWAGE, GARBAGE & **PARKING!







Built in 2003

Essential Information

MLS® # E4431773 Price \$275,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,170
Acres 0.00
Year Built 2003

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 304 9803 96a Street

Area Edmonton
Subdivision Cloverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T6A 4A5

Amenities

Amenities Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exercise

Room, Hot Water Natural Gas, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vaulted Ceiling, Vinyl Windows, Workshop, Storage Cage, Natural Gas BBQ

Hookup

Parking Spaces 1

Parking Front Drive Access, Heated, Stall, Underground

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling,

Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Double Sided, Mantel

of Stories 3

Stories 1

Has Basement Yes

Basement See Remarks

Exterior

Exterior Wood, Brick, Stucco

Exterior Features Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf

Nearby, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City

Roof Asphalt Shingles

Construction Wood, Brick, Stucco
Foundation Concrete Perimeter

School Information

Elementary RUTHERFORD Middle KENILWORTH

High McNALLY/A.O.BRIEN!

Additional Information

Date Listed April 18th, 2025

Days on Market 181

Zoning Zone 18

Condo Fee \$866

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