

## **\$325,000 - 304 9803 96a Street, Edmonton**

MLS® #E4431773

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,170 sqft

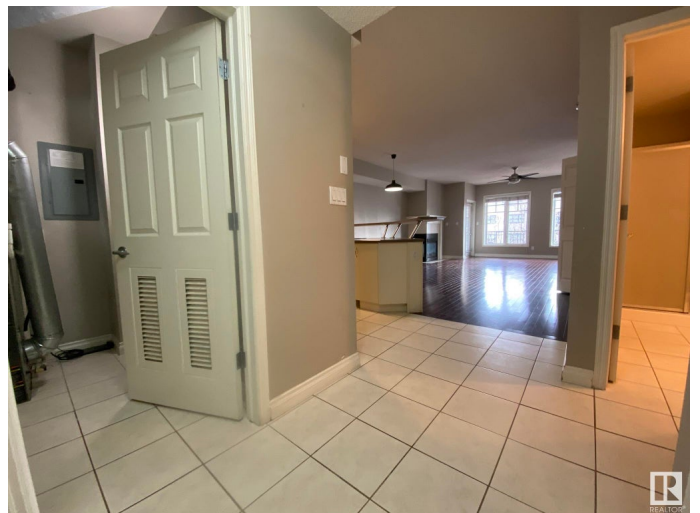
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

TOP FLOOR FULL A/C, PET FRIENDLY  
1Bdrm & DEN/2nd BEDROOM, 2-FULL BATH  
Condo with 1169Sq.Ft of Living Space in "THE  
LANDING 9803" with only 15 units in this  
Building! Upon entry in your 3rd Floor OPEN  
PLAN Condo with a tiled entryway with a  
DEN/2nd BEDROOM 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 &  
HARDWOOD in the Dining area for 6+Guests  
& 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  
with a WALK-IN CLOSET & A SIDE CLOSET  
into the 4pc ENSUITE with a 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 w/a quick BUS or LRT ride to  
our Downtown & Beyond. CONDO FEES  
INCLUDE ALL UTILITIES...ELECTRICITY,  
HEAT, WATER & SEWAGE, GARBAGE &  
PARKING

Built in 2003

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4431773               |
| Price          | \$325,000              |
| 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 | 21               |
| Zoning         | Zone 18          |
| Condo Fee      | \$866            |

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Listing information last updated on May 9th, 2025 at 5:02pm MDT