

Courtesy Of Barry D Candelora Of MaxWell Polaris

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

MLS® #E4431773

\$325,000

2 Bedroom, 2.00 Bathroom, 1,170 sqft

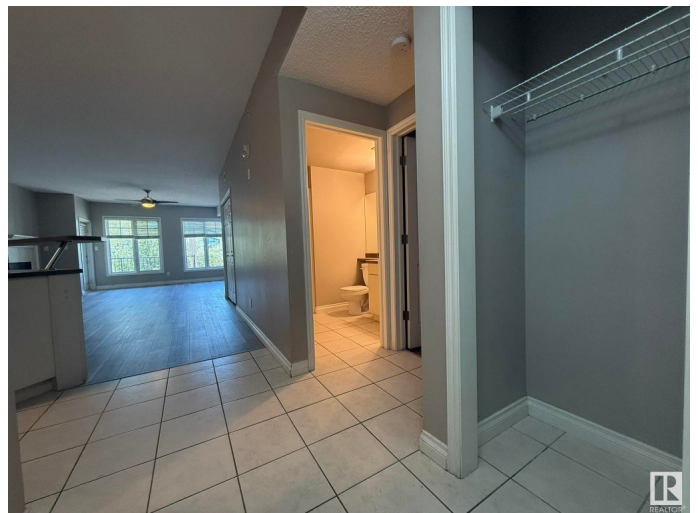
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

****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 | \$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 | 61 |
| Zoning | Zone 18 |
| Condo Fee | \$866 |

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Listing information last updated on June 17th, 2025 at 11:02pm MDT