

## **\$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	17
Zoning	Zone 18
Condo Fee	\$866

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