

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

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	12
Zoning	Zone 18
Condo Fee	\$866

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