

Courtesy Of Allison Meston Of Liv Real Estate

\$900,000 - 9730 96 Street, Edmonton

MLS® #E4173262

\$900,000

4 Bedroom, 4.00 Bathroom, 2,072 sqft
Single Family on 0 Acres

Cloverdale, Edmonton, AB

Welcome to Beautiful Cloverdale! This Stunning home is fully complete with air conditioning, a heated two-car garage, Hunter Douglas blinds, composite decking, and mature landscaping! There is a spacious entrance and formal living room with a stunning fireplace. The central kitchen includes stainless steel appliances, marble countertops, and a giant 10' long island; great for entertaining. The dining room is large enough for an 8-10 person table and the large family room has french patio doors opening onto the west-facing backyard. Enjoy sunny nights in your private backyard! Three bedrooms upstairs including a gorgeous master bedroom with downtown views, an airy ensuite, and a spacious walk-in closet. The basement features a guest bedroom, 3 piece bath, laundry room, and rec room. Cloverdale offers a ton of amenities, playground, splash park, outdoor rink, Muttart Conservatory, river valley trails, and Edmonton Ski Club! There is an LRT stop expected to open late 2020. Downtown living is the best!

Built in 2013

Essential Information

MLS® # E4173262

Price \$900,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,072
Acres	0.10
Year Built	2013
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

Community Information

Address	9730 96 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Z3

Amenities

Features	Deck, No Smoking Home, Infill Property, Air Conditioner, Ceiling 9 ft., Closet Organizers, Dog Run-Fenced In, Hot Water Natural Gas, Programmable Thermostat
Parking	Double Garage Detached, 2 Outdoor Stalls
# of Garages	2
Garages	6.51x6.75

Interior

Interior	Ceramic Tile, Hardwood, Carpet
Interior Features	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Oven-Microwave, Stove-Gas, Window Coverings, Garage heater, Air Conditioning-Central, Garage Control, Garage Opener
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
Fireplace	Yes
Fireplaces	Gas, Tile Surround

of Stories 3

Exterior

Exterior Stucco

Exterior Features Fenced, Landscaped, Paved Lane, Playground Nearby, Shopping Nearby, Level Land, Ski Hill, View City, View Downtown

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

School Information

Elementary Rutherford/Grandin/Holyroo

Middle Vimmy/JH Pickard/Mckernan

High McNally/Strathcona

Listing information last updated on January 18th, 2020 at 6:31pm MST