

Courtesy Of Stephen H Lau Of RE/MAX Excellence

\$279,888 - 109 9811 96a Street, Edmonton

MLS® #E4427927

\$279,888

2 Bedroom, 2.00 Bathroom, 1,191 sqft
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Welcome to The Landing, situated in the picturesque Cloverdale neighborhood! This inviting ground-floor CORNER UNIT condo offers 2 spacious bedrooms & 2 full bathrooms, highlighted by a cozy gas fireplace in the living area. The open kitchen showcases modern stainless steel appliances & a large open workspace for your culinary creations! An abundance of natural light throughout the condo provides you with a sense of calm & well-being. Enjoy your morning coffee or evening relaxation on the private balcony, which provides direct access to the serene river valley trails—perfect for walking, running, or biking. Hot summer nights? You have A/C! Building amenities include: a fitness room & social room for hosting get-togethers! Enjoy the security & convenience of underground heated parking! A short walk to the new LRT station. This is the ultimate lifestyle location for nature lovers! Do not miss this opportunity to experience the best of river valley living with the convenience of downtown proximity. HURRY!

Built in 2003

Essential Information

| | |
|--------|-----------|
| MLS® # | E4427927 |
| Price | \$279,888 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,191 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 109 9811 96a Street |
| Area | Edmonton |
| Subdivision | Cloverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6A 4A4 |

Amenities

| | |
|----------------|---|
| Amenities | Club House, Detectors Smoke, Hot Water Electric |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Fan Coil, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

| | |
|-------------------|--|
| Exterior Features | Landscaped, Park/Reserve, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Rutherford School (K-6) |
| Middle | Kenilworth School (Gr.7-9) |
| High | McNally School (Gr.10-12) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 18 |
| Condo Fee | \$900 |

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Listing information last updated on April 5th, 2025 at 7:47am MDT