

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
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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 9:02am MDT