

## **\$425,000 - 102 9739 92 Street, Edmonton**

MLS® #E4436619

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,595 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

One of a kind in the desirable River Valley community of Cloverdale! Glorious 3 bedroom suite with 1594 sq ft of spacious living. Open concept with entertaining size living & dining rooms with garden door out to a west facing balcony. These rooms open to a spacious kitchen with lots of maple cabinets & counter space and a eat in kitchen bar, plus stainless steel appliances. A roomy master bedroom suite with balcony and a walk in closet and full ensuite bathroom. Two additional bedrooms one with a balcony and a second full bathroom. Nice ensuite laundry and storage room. Other features include wide hallways, 2 titled underground heated parking stalls, 3 balconies with two storage rooms, central A/C & upgraded flooring throughout. Steps away from River Valley Walking and Bike Trails, Accidental Beach, Cloverdale Community Hall, ice rink and playground, Edmonton Ski Club, Muttart Conservatory, LRT station, and Gallagher park (home of the Edmonton Folk Festival) Easy access to Downtown & Whyte Ave.

Built in 2005

### **Essential Information**

MLS® # E4436619

Price \$425,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,595
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	102 9739 92 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3S3

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Double Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Concrete
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Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Concrete
Foundation	Concrete Perimeter

**School Information**

High	McNally High
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**Additional Information**

Date Listed	May 15th, 2025
Days on Market	34
Zoning	Zone 18
Condo Fee	\$1,146

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