

## \$279,999 - 205 9750 94 Street, Edmonton

MLS® #E4447240

**\$279,999**

2 Bedroom, 1.50 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Live steps from the iconic Edmonton Folk Fest in this stylish and spacious 2-bedroom, 1.5-bath condo in the heart of Cloverdale. Nestled in the River Valley with scenic trails outside your door, you're also minutes from downtown, the Muttart Conservatory, and top local amenities. The building is even attached to Cloverdale Coffee, a beloved neighborhood spot. Inside, enjoy 9 ft ceilings, fresh paint throughout, brand-new carpet in the bedrooms, dark hardwood floors, and large windows that fill the space with natural light. The open-concept living area features a cozy gas fireplace with stone surround, while the kitchen offers granite countertops, stainless steel appliances, a custom backsplash, corner pantry, and breakfast bar. The primary bedroom includes a walk-in closet, and both bathrooms are finished with granite countertops. Additional perks: in-suite laundry, A/C, and TWO titled underground parking stalls.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447240  |
| Price     | \$279,999 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 892                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 205 9750 94 Street |
| Area        | Edmonton           |
| Subdivision | Cloverdale         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 2E3            |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks                         |
| Parking   | Double Indoor, Parkade, Underground |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                       |
| # of Stories | 4                                                                                                            |
| Stories      | 1                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | None, No Basement                                                                                            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Brick, Stucco |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 18         |
| Condo Fee      | \$607           |

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Listing information last updated on August 2nd, 2025 at 7:32pm MDT