

\$729,900 - 9618 96 Street, Edmonton

MLS® #E4421256

\$729,900

4 Bedroom, 3.50 Bathroom, 2,563 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Highly Sought-After Cloverdale Location! This stunning luxury 1/2 duplex, just one block east of the Muttart Conservatory, offers over 3,200 sq. ft. of elegant living space. Featuring 3 bedrooms, 3 bathrooms, an open-concept main floor, and a third-floor loft with a private west-facing balcony showcasing breathtaking downtown views. Highlights include a bright modern kitchen with a large island and breakfast bar, granite countertops, hardwood flooring, a mudroom off the back door leading to the deck and yard, main floor laundry, hot water on demand, and a sleek linear fireplace with a stone surround and mantle. A striking glass-walled staircase extends from the second floor to the loft, while the primary suite boasts a generous walk-in and a beautiful double-sink. Other perks include a double detached garage, 10 meters from Edmonton ski club, a separate side entrance to the finished basement (roughed in for suite potential), and walking distance to the LRT & Folk Fest. Welcome home.

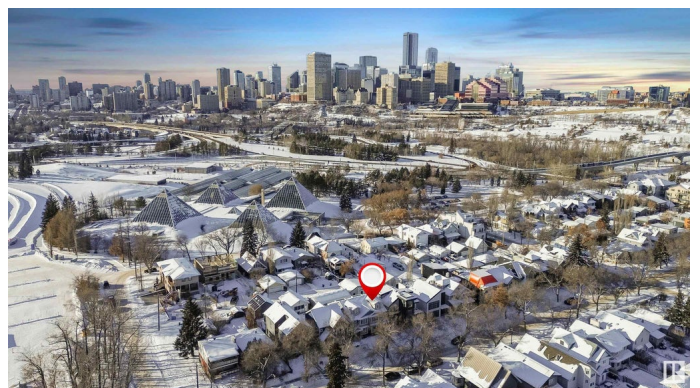
Built in 2015

Essential Information

MLS® # E4421256

Price \$729,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,563
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9618 96 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2V7

Amenities

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped,

Level Land, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 12th, 2025
Days on Market	63
Zoning	Zone 18

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Listing information last updated on April 16th, 2025 at 4:02am MDT