

\$280,000 - 309 9750 94 Street, Edmonton

MLS® #E4441708

\$280,000

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

LOCATION! LOCATION! LOCATION! Across the street from the river valley and park/trail system—blocks to the new Muttart LRT station and Gallagher Park (the site of the annual Folk Fest) and minutes to downtown (which can also be accessed by a foot bridge) the location can't be beat! This bright 2 bedroom, 2 full bath unit with 2 underground parking stalls is located on the south side of a well managed building with views of Gallagher Park. Unit has 9' ceilings and rich finishes including wide plank engineered hardwood, granite countertops, corner pantry, in suite laundry and storage & a corner fireplace. You'll love the Central Air Conditioning on those hot summer days. Because you own in Cloverdale, you'll even receive 2 complimentary tickets to Folk Fest or you may decide to sit on your balcony and enjoy the sights and sounds from home. Perfect for someone looking for a well appointed unit in a river valley location or for an investor looking for an upscale unit in a well managed building.

Built in 2006

Essential Information

MLS® # E4441708

Price \$280,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	309 9750 94 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2E3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection
Parking	Double Indoor, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 18
Condo Fee	\$598

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