

\$265,000 - 304 9603 98 Avenue, Edmonton

MLS® #E4437748

\$265,000

2 Bedroom, 2.00 Bathroom, 1,392 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Executive condo 2 bedroom 2 bath, open concept with loft. Almost 1400 sqft of custom design awaits you, fabulous gourmet kitchen boasting granite counters & island, slate backsplash, corner pantry & exquisite maple stained cabinetry. Opens up to the spacious great room with balcony complete with stylish slate flooring, soaring ceilings & windows. Features 2 bedrooms with the Primary offering an ensuite with corner jacuzzi tub, large vanity & walk-in closet. Upstairs you will find the spectacular loft graced with hardwood, with a private terrace for you to enjoy the view of Gallagher's Park. 2 titled underground parking stalls. Located in the beautiful River Valley & minutes to the city offers you the opportunity for the lifestyle you have dreamed about!

Built in 2008

Essential Information

MLS® #	E4437748
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.00
Year Built	2008



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	304 9603 98 Avenue
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2E2

Amenities

Amenities	Deck, Vinyl Windows, Rooftop Deck/Patio
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 22nd, 2025
Days on Market	98
Zoning	Zone 18

RE / Bank Owned Yes

Condo Fee \$1,429

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 6:32pm MDT