

## \$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.

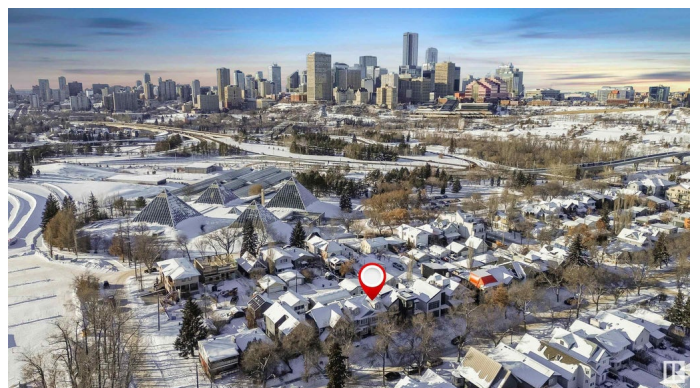
Built in 2015

### 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 64  
Zoning Zone 18

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 April 17th, 2025 at 9:47am MDT