

Courtesy Of Doug M McRae Of RE/MAX Professionals

## **\$344,900 - 312 9739 92 Street, Edmonton**

MLS® #E4424918

**\$344,900**

2 Bedroom, 2.00 Bathroom, 1,174 sqft  
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

What a nice home!! Gorgeous top floor 2 bedroom+ 2 bath corner unit offering 1173 sq.ft of living space with amazing Downtown views, located in the sought after community of Cloverdale. This well-kept condo is a dream - from its spacious open floor concept to its 9 foot ceiling heights! Featuring a nicely laid out maple kitchen with ample cabinet space, S/S appliances & sitting breakfast-island; a large and bright living room and dining room, in-suite laundry, 3pc bath, 2 spacious bedrooms including the large master with walk-through closet and a 4pc ensuite bath. This unit also features a huge balcony running the whole length of the unit. Heated titled underground parking and two storage units. Pet friendly building. The 15 unit condominium is situated on a very quiet street just down the way from Gallagher Park, home to the Edmonton Folk Music Festival! This condo is also just steps from the Muttart Conservatory, Edmonton Ski Club and Edmonton's wonderful river valley trails.

Built in 2005

### **Essential Information**

MLS® #	E4424918
Price	\$344,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	312 9739 92 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3S3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Television Connection, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Composition, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Ski Hill Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Composition, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	29
Zoning	Zone 18
Condo Fee	\$822

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