

## \$525,000 - 9323 98 Avenue, Edmonton

MLS® #E4434032

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

**NO CONDO FEES!** Exceptional 3-Bed, 3-Bath Townhouse in the heart of Cloverdale, offering breathtaking river valley views, prime access to the LRT and close to downtown. The main floor showcases a stylish updated kitchen, a peninsula island, and a spacious mudroom. A double-sided gas fireplace elegantly separates the dining and living rooms—ideal for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms, including one with a 4-piece ensuite and stand-up shower. The top-floor you will find a stunning primary suite, complete with its own 4-piece ensuite and private balcony with a hot tub—a perfect retreat after a long day. The fully finished basement currently set up as a recreation room and gaming area. Outdoors, enjoy artificial turf in the front and back yard for low-maintenance curb appeal, and a sunny, south-facing backyard with a deck and detached garage. Recent upgrades include: fresh paint and newer appliances. A rare gem offering comfort, style, and location.

Built in 1991

### Essential Information

MLS® # E4434032

Price \$525,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Residential Attached
Style	2 and Half Storey
Status	Active

### Community Information

Address	9323 98 Avenue
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2C6

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Hot Tub, No Smoking Home, Patio, Vaulted Ceiling
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, River Valley View, Ski Hill Nearby, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	Zone 18

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