

## \$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.

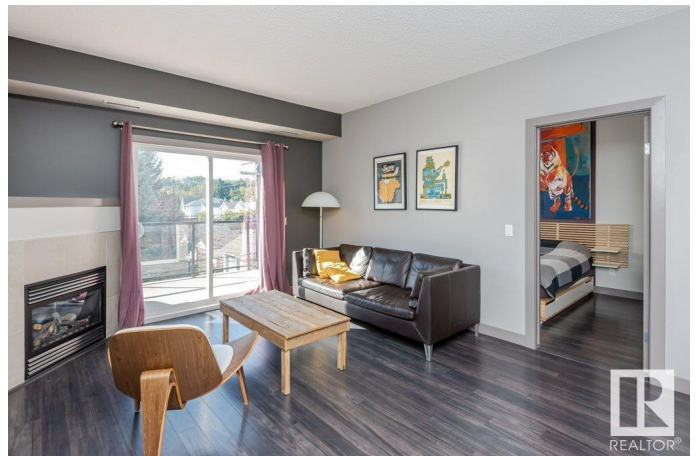
Built in 2006

### 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 | 6               |
| Zoning         | Zone 18         |
| Condo Fee      | \$598           |

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Listing information last updated on June 17th, 2025 at 7:17am MDT