

## \$325,000 - 304 9603 98 Avenue, Edmonton

MLS® #E4437748

**\$325,000**

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	\$325,000
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	Single 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	25
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 June 16th, 2025 at 1:18pm MDT