

## **\$549,900 - 9619 96a Street, Edmonton**

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MLS® #E4431555

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Nestled in one of Edmonton's most desirable neighborhoods, this charming home in Cloverdale offers unbeatable location and endless potential. This previous up and down duplex is currently converted to a single home dwelling, but could easily be converted back for potential investment purposes. Steps away from the Muttart Conservatory, Gallagher Park, Edmonton Ski Club, scenic river valley, and LRT station. You'll love the convenience of city living with a natural, serene backdrop. This home features 4 bedrooms and 2 bathrooms, providing a solid foundation for a reno or an excellent opportunity to start fresh and build your dream home. Please note: two of the bedrooms may require window upgrades to meet current egress requirements. Whether you're a developer, investor, or visionary homebuyer, this property offers the perfect canvas in an exceptional location. Surrounded by green space, culture, and community, this is a rare chance to create something truly special in the vibrant Cloverdale neighborhood.



Built in 1961

### **Essential Information**

MLS® #                      E4431555

Price                        \$549,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	9619 96a Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Z8

### Amenities

Amenities	See Remarks
Parking	Front Drive Access, Front/Rear Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Partially Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 17th, 2025

Days on Market 16

Zoning Zone 18

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