

Courtesy Of Justin Lafavor Of MaxWell Challenge Realty

\$309,900 - # 102 9811 96a Street Nw Nw, Edmonton

MLS® #E4241464

\$309,900

1 Bedroom, 2.00 Bathroom, 1,173 sqft
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

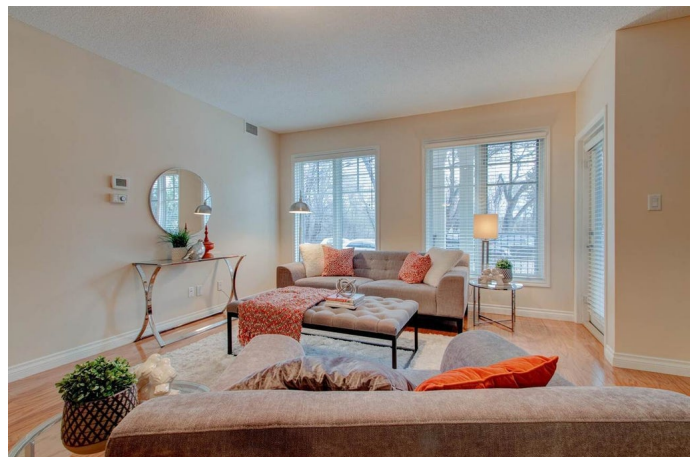
*** Value Has Landed... "At The Landing"! ***
Wow! Talk about a PERFECT location for the owner who wants to be in the HEART of the city WITHOUT the challenges of being in the downtown core! Situated on the SOUTH bank of the picturesque North Saskatchewan River Valley, unit 102 is located on the quiet side of the development (AWAY from busy street & LRT line!) with instant access to parks/walking trails throughout North America's largest uninterrupted urban green space! Boasting a spacious layout including: HUGE Primary bdrm + walk-in closet + 2nd closet & 4pc Ensuite, Second Guest Room/Den & 2nd 3pc bath, Large kitchen w/ pantry, Cozy fireplace in Living Room, Hardwood Floors, and TITLED/SECURE Heated Underground Parking! Quick drive to ANYWHERE, or take ETS or LRT: They're just a block away! Convenient main floor location features private gated patio w/ gas BBQ (included!), perfect for outdoor gathering or if you have a small 4-legged friend...WELCOME HOME! // Visit REALTOR Website for more information!

Built in 2003

Essential Information

MLS® # E4241464

Price \$309,900



Bedrooms	1
Bedrooms Above Grade	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

Community Information

Address	# 102 9811 96a Street Nw Nw
Area	Edmonton
Community	Cloverdale
Condo	Landing The
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6A 4A4

Amenities

Features	Air Conditioner, Barbecue-Built-In, Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Patio
Parking	Heated, Parkade, Underground

Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
# of Stories	1
Basement	None, No Basement

Exterior

Exterior	Brick
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public

Transportation, Ravine View, River Valley View, River View, Schools,
Shopping Nearby, Ski Hill, View Downtown

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

Additional Information

Date Listed April 30th, 2021

Condo Fee \$620

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on July 26th, 2021 at 7:16pm CDT