



## 9803 96A Street 201 Edmonton AB

\$379,900

CORNER CONDO in CLOVERDALE! Large Kitchen w/ GRANITE COUNTERTOPS, Stainless Steel Appliances & WALK-IN PANTRY. Spacious (1,462 sq ft) floor plan features 2 oversized Bedrooms, 2 Baths + Flex Room (ideal for home office, den or dining room). Plenty of storage space & IN-SUITE LAUNDRY. BRIGHT & SUNNY SUITE w/ SOUTH & WEST Windows throughout. Balcony is sizable & faces south w/ GAS BBQ LINE. THREE (3) PARKING STALLS: 2 Underground w/ Storage Rooms + 1 Surface Stall (carport). Bonus Features: AIR CONDITIONING, GAS FIREPLACE, NEW STOVE (Dec2024), NEW FURNACE (Jan2024). Condo fees include parking & ALL UTILITIES (electricity, gas, water). Onsite Amenities: GYM, WORKSHOP & SOCIAL ROOM. Bring your furry friend - PET FRIENDLY COMPLEX! Beautiful walking paths found nearby on the River & at Gallagher Park (playground, splash park). Enjoy complimentary tickets to Folk Fest! Short walk to the Ski Club & Muttart Conservatory + Cafe. Central location - easy access to Downtown & U of A by car or LRT.

Listing Presented By:



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