



## 9803 96A Street 303 Edmonton AB

\$374,900

CLOVERDALE TOP FLOOR CORNER (only 1 neighbour) 2 Bed + Den with ALL UTILITIES INCLUDED in condo fee. PET FRIENDLY COMPLEX. The most scenic location with windows on 3 exposures - South, East & North! What an amazing location, steps from the River Valley, Muttart & LRT + minutes to downtown & Whyte Ave. This warm & inviting home has a spacious foyer with tons of storage. The kitchen opens onto the dining & great rooms, making the space ideal for entertaining. It has a raised eating bar (stools included), stainless appliances & a large walk in pantry (rare for a condo). The large primary suite features vaulted ceilings, a spacious walk in closet & full ensuite w/ jacuzzi. The 2nd bed & den are both spacious. Underground parking & separate storage unit included. Complex features gym, workshop & social room + tons of visitor parking. Complex is well managed & condo fee includes heat, water & power. Flexible possession

Listing Presented By:



Originally Listed by:  
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