

\$499,900 - 9323 98 Avenue, Edmonton

MLS® #E4434032

\$499,900

3 Bedroom, 2.50 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

NO CONDO FEES! Exceptional 3-Bed, 3-Bath Townhouse in the heart of Cloverdale, offering breathtaking river valley views, prime access to the LRT and close to downtown. The main floor showcases a stylish updated kitchen, a peninsula island, and a spacious mudroom. A double-sided gas fireplace elegantly separates the dining and living rooms—ideal for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms, including one with a 4-piece ensuite and stand-up shower. The top-floor you will find a stunning primary suite, complete with its own 4-piece ensuite and private balcony with a hot tub—a perfect retreat after a long day. The fully finished basement currently set up as a recreation room and gaming area. Outdoors, enjoy artificial turf in the front and back yard for low-maintenance curb appeal, and a sunny, south-facing backyard with a deck and detached garage. Recent upgrades include: fresh paint and newer appliances. A rare gem offering comfort, style, and location.

Built in 1991

Essential Information

MLS® # E4434032

Price \$499,900

Bedrooms 3



| | |
|----------------|----------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,840 |
| Acres | 0.00 |
| Year Built | 1991 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9323 98 Avenue |
| Area | Edmonton |
| Subdivision | Cloverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 2C6 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, Hot Tub, No Smoking Home, Patio, Vaulted Ceiling |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance |

Landscape, Playground Nearby, Public Transportation, River Valley View, Ski Hill Nearby, View Downtown

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 10 |
| Zoning | Zone 18 |

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