

## \$265,000 - 304 9603 98 Avenue, Edmonton

MLS® #E4437748

**\$265,000**

2 Bedroom, 2.00 Bathroom, 1,392 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Executive condo 2 bedroom 2 bath, open concept with loft. Almost 1400 sqft of custom design awaits you, fabulous gourmet kitchen boasting granite counters & island, slate backsplash, corner pantry & exquisite maple stained cabinetry. Opens up to the spacious great room with balcony complete with stylish slate flooring, soaring ceilings & windows. Features 2 bedrooms with the Primary offering an ensuite with corner jacuzzi tub, large vanity & walk-in closet. Upstairs you will find the spectacular loft graced with hardwood, with a private terrace for you to enjoy the view of Gallagher's Park. 2 titled underground parking stalls. Located in the beautiful River Valley & minutes to the city offers you the opportunity for the lifestyle you have dreamed about!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437748  |
| Price          | \$265,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,392     |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                       |
|----------|-----------------------|
| Type     | Condo / Townhouse     |
| Sub-Type | Lowrise Apartment     |
| Style    | Multi Level Apartment |
| Status   | Active                |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 304 9603 98 Avenue |
| Area        | Edmonton           |
| Subdivision | Cloverdale         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 2E2            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Vinyl Windows, Rooftop Deck/Patio |
| Parking   | Underground                             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| # of Stories      | 3                         |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 93             |
| Zoning         | Zone 18        |

RE / Bank Owned Yes

Condo Fee \$1,429

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 8:17am MDT