

## \$280,000 - 309 9750 94 Street, Edmonton

MLS® #E4441708

**\$280,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

**LOCATION! LOCATION! LOCATION!** Across the street from the river valley and park/trail system—blocks to the new Muttart LRT station and Gallagher Park (the site of the annual Folk Fest) and minutes to downtown (which can also be accessed by a foot bridge) the location can't be beat! This bright 2 bedroom, 2 full bath unit with 2 underground parking stalls is located on the south side of a well managed building with views of Gallagher Park. Unit has 9' ceilings and rich finishes including wide plank engineered hardwood, granite countertops, corner pantry, in suite laundry and storage & a corner fireplace. You'll love the Central Air Conditioning on those hot summer days. Because you own in Cloverdale, you'll even receive 2 complimentary tickets to Folk Fest or you may decide to sit on your balcony and enjoy the sights and sounds from home. Perfect for someone looking for a well appointed unit in a river valley location or for an investor looking for an upscale unit in a well managed building.

Built in 2006

### Essential Information

MLS® # E4441708

Price \$280,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309 9750 94 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2E3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection
Parking	Double Indoor, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	Zone 18
Condo Fee	\$598

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