# \$549,900 - 9619 96a Street, Edmonton

MLS® #E4431555

#### \$549.900

1 Bedroom, 1.00 Bathroom, 1,051 sqft Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Nestled in one of Edmonton's most desirable neighborhoods, this charming home in Cloverdale offers unbeatable location and endless potential. This previous up and down duplex is currently converted to a single home dwelling, but could easily be converted back for potential investment purposes. Steps away from the Muttart Conservatory, Gallagher Park, Edmonton Ski Club, scenic river valley, and LRT station. You'II love the convenience of city living with a natural, serene backdrop. This home features 3 bedrooms and 2 bathrooms, providing a solid foundation for a reno or an excellent opportunity to start fresh and build your dream home. Please note: two of the bedrooms would require window upgrades to meet current egress requirements. Whether you're a developer, investor, or visionary homebuyer, this property offers the perfect canvas in an exceptional location. Surrounded by green space, culture, and community, this is a rare chance to create something truly special in the vibrant Cloverdale neighborhood.

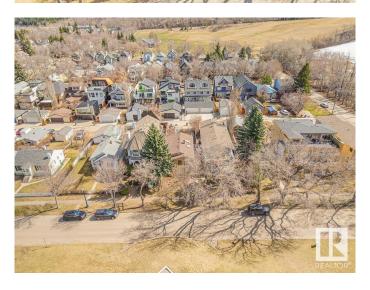
Built in 1961

#### **Essential Information**

MLS® # E4431555 Price \$549,900







Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 1,051

Acres 0.00

Year Built 1961

Type Single Family

Sub-Type Duplex Up And Down

Style Raised Bungalow

Status Active

## **Community Information**

Address 9619 96a Street

Area Edmonton
Subdivision Cloverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 3Z8

#### **Amenities**

Amenities See Remarks

Parking Front Drive Access, Front/Rear Drive Access, Parking Pad

Cement/Paved

#### Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Flat Site, Partially Landscaped

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 17th, 2025

2

Days on Market

Zoning Zone 18

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