

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

MLS® #E4431555

**\$549,900**

4 Bedroom, 2.00 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'll love the convenience of city living with a natural, serene backdrop. This home features 4 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 may 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       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,051                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| 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<br>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

Days on Market 14

Zoning Zone 18

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