

\$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.

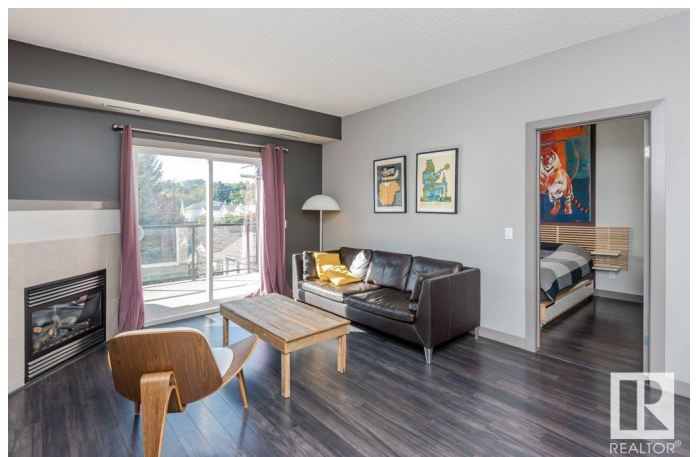
Built in 2006

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 | 17 |
| Zoning | Zone 18 |
| Condo Fee | \$598 |

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Listing information last updated on June 28th, 2025 at 3:02am MDT