

\$729,900 - 9618 96 Street, Edmonton

MLS® #E4437549

\$729,900

4 Bedroom, 3.50 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Highly Sought-After Cloverdale Location! This stunning luxury 1/2 duplex, just one block east of the Muttart Conservatory, offers over 3,200 sq. ft. of elegant living space. Featuring 3 bedrooms, 3 bathrooms, an open-concept main floor, and a third-floor loft with a private west-facing balcony showcasing breathtaking downtown views. Highlights include a bright modern kitchen with a large island and breakfast bar, granite countertops, hardwood flooring, a mudroom off the back door leading to the deck and yard, main floor laundry, hot water on demand, and a sleek linear fireplace with a stone surround and mantle. A striking glass-walled staircase extends from the second floor to the loft, while the primary suite boasts a generous walk-in and a beautiful double-sink. Other perks include a double detached garage, 10 meters from Edmonton ski club, a separate side entrance to the finished basement (roughed in for suite potential), and walking distance to the LRT & Folk Fest. Welcome home.

Built in 2015

Essential Information

MLS® # E4437549

Price \$729,900

Bedrooms 4



| | |
|----------------|---------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,044 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9618 96 Street |
| Area | Edmonton |
| Subdivision | Cloverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 2V7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|--|
| Exterior Features | Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 26 |
| Zoning | Zone 18 |

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Listing information last updated on June 16th, 2025 at 9:17am MDT