

Courtesy Of Doug M McRae Of RE/MAX Professionals

\$344,900 - 312 9739 92 Street, Edmonton

MLS® #E4424918

\$344,900

2 Bedroom, 2.00 Bathroom, 1,174 sqft
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

What a nice home!! Gorgeous top floor 2 bedroom+ 2 bath corner unit offering 1173 sq.ft of living space with amazing Downtown views, located in the sought after community of Cloverdale. This well-kept condo is a dream - from its spacious open floor concept to its 9 foot ceiling heights! Featuring a nicely laid out maple kitchen with ample cabinet space, S/S appliances & sitting breakfast-island; a large and bright living room and dining room, in-suite laundry, 3pc bath, 2 spacious bedrooms including the large master with walk-through closet and a 4pc ensuite bath. This unit also features a huge balcony running the whole length of the unit. Heated titled underground parking and two storage units. Pet friendly building. The 15 unit condominium is situated on a very quiet street just down the way from Gallagher Park, home to the Edmonton Folk Music Festival! This condo is also just steps from the Muttart Conservatory, Edmonton Ski Club and Edmonton's wonderful river valley trails.

Built in 2005

Essential Information

| | |
|----------|-----------|
| MLS® # | E4424918 |
| Price | \$344,900 |
| Bedrooms | 2 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,174 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 312 9739 92 Street |
| Area | Edmonton |
| Subdivision | Cloverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 3S3 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Television Connection, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Heat Pump, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| # of Stories | 3 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Composition, Stucco |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Ski Hill Nearby, View Downtown |
| Roof | Asphalt Shingles |
| Construction | Wood, Composition, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 26 |
| Zoning | Zone 18 |
| Condo Fee | \$822 |

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Listing information last updated on April 5th, 2025 at 12:17pm MDT