

## **\$375,000 - 102 9739 92 Street, Edmonton**

MLS® #E4436619

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,595 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

One of a kind in the desirable River Valley community of Cloverdale! Glorious 3 bedroom suite with 1594 sq ft of spacious living. Open concept with entertaining size living & dining rooms with garden door out to a west facing balcony. These rooms open to a spacious kitchen with lots of maple cabinets & counter space and a eat in kitchen bar, plus stainless steel appliances. A roomy master bedroom suite with balcony and a walk in closet and full ensuite bathroom. Two additional bedrooms one with a balcony and a second full bathroom. Nice ensuite laundry and storage room. Other features include wide hallways, 2 titled underground heated parking stalls, 3 balconies with two storage rooms, central A/C & upgraded flooring throughout. Steps away from River Valley Walking and Bike Trails, Accidental Beach, Cloverdale Community Hall, ice rink and playground, Edmonton Ski Club, Muttart Conservatory, LRT station, and Gallagher park (home of the Edmonton Folk Festival) Easy access to Downtown & Whyte Ave.

Built in 2005

### **Essential Information**

MLS® # E4436619

Price \$375,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,595                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 102 9739 92 Street |
| Area        | Edmonton           |
| Subdivision | Cloverdale         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 3S3            |

### Amenities

|                |                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                                             |
| Parking        | Double Indoor, Underground                                                                                                                                                    |

### Interior

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

### Exterior

|          |                |
|----------|----------------|
| Exterior | Wood, Concrete |
|----------|----------------|

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Concrete                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                      |

**School Information**

|      |              |
|------|--------------|
| High | McNally High |
|------|--------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 118            |
| Zoning         | Zone 18        |
| Condo Fee      | \$1,146        |

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Listing information last updated on September 10th, 2025 at 9:02am MDT