

## \$610,000 - 9327 98 Avenue, Edmonton

MLS® #E4446873

**\$610,000**

4 Bedroom, 3.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Welcome to this exceptional townhouse in one of the city's most desirable areas, offering over 2,400 sq ft of beautifully finished living space across four developed levels with no condo fees. Enjoy breathtaking views of the river valley from this newly renovated home featuring four spacious bedrooms and 3.5 baths. The main floor includes a stunning kitchen, spacious dining area, 2-pc bath, and a cozy living room with gas fireplace. The second level offers a large family room, large bedroom, 3-pc bath, and laundry. The third floor is a luxurious primary suite with a private balcony, ample closet space, and 4-pc ensuite. The finished basement includes two bedrooms, 3-pc bath, and storage. A single car garage and carport offer great parking. This home is steps from the Edmonton Folk Festival grounds where a \$25.00 Community League membership gets you free tickets! A rare opportunity in a prime location, this move-in-ready home has been lovingly upgraded.

Built in 1991

### Essential Information

MLS® # E4446873

Price \$610,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	9327 98 Avenue
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2C6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio
Parking Spaces	2
Parking	Single Carport, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Rutherford School
Middle	Westminster School
High	McNally School

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 18

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