

\$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 | 18 |
| Zoning | Zone 18 |

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