

## \$573,000 - 9732 96 Street, Edmonton

MLS® #E4450569

**\$573,000**

3 Bedroom, 2.00 Bathroom, 769 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Welcome to Cloverdale! This home sits on a fully fenced lot just steps from the river valley, ski hill, Muttart Conservatory & close to downtown. Presently home owners here get free tickets to the Folk Festival! This charming bungalow has had extensive renovations over the years. Modern, open style, with a sunny white kitchen, large living room & formal dining room, primary bedroom & updated bathroom (2022). The main floor has hardwood & ceramic tiles. The lower level has vinyl plank flooring & big windows. There are two bedrooms with custom built California Closets, gym/exercise area, bathroom with steam shower & utility/laundry room. Upgrades include oversize double garage (2009), windows, additional attic & exterior insulation, siding & bathrooms. Custom exterior entry doors (2021) metal roof on house & garage (2022/23), A/C unit (2021), HRV ventilation (2022), Ecobee thermostat (2022) high efficiency furnace & hot water tank. This is the perfect nest for newly weds. It's a winner!

Built in 1951

### Essential Information

MLS® # E4450569

Price \$573,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 769                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9732 96 Street |
| Area        | Edmonton       |
| Subdivision | Cloverdale     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3Z3        |

### Amenities

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, Insulation-Upgraded, No Smoking Home, Patio, Smart/Program. Thermostat, Skylight, Vinyl Windows, HRV System |
| Parking Spaces | 2                                                                                                                                                                |
| Parking        | Double Garage Detached, Over Sized, Rear Drive Access                                                                                                            |

### Interior

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                              |
| Stories      | 2                                                                                                                                      |
| Has Basement | Yes                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                       |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Ski Hill Nearby, Vegetable Garden |
| Roof              | Metal                                                                                                                     |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 18         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 9th, 2025 at 9:31pm MDT