

## \$389,000 - 9767 93 Street, Edmonton

MLS® #E4455644

**\$389,000**

2 Bedroom, 2.50 Bathroom, 1,866 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

RIVER VALLEY, WALKING AND BIKING TRAILS, MUTTART CONSERVATORY AND DOWNTOWN RIGHT AT YOUR DOORSTEP!!! This amazing location in the highly desirable neighbourhood of Cloverdale is absolutely fantastic! This gorgeous townhouse features a HEATED AND SECURED DOUBLE ATTACHED UNDERGROUND GARAGE with direct entry into the home and new vinyl plank flooring. The open concept main level is sure to impress, with front patio area, back deck, gas fireplace HUGE KITCHEN WITH TONS OF CABINETS AND COUNTERTOP SPACE, plus a corner pantry and updated appliances. The second level has the washer/dryer AND TWO SPACIOUS PRIMARY BEDROOMS filled with natural light from the numerous large windows, each with their own four-piece ensuite bathroom. The third level is a large open loft area, perfect for a media or family room with balconies on both the front and back, perfect for enjoying the beautiful scenery. THIS UPSCALE TOWNHOUSE IS A MUST SEE for anyone wanting convenience, class, and a prime location in one perfect package!

Built in 2003

### Essential Information

MLS® #

E4455644



|                |                   |
|----------------|-------------------|
| Price          | \$389,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,866             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9767 93 Street |
| Area        | Edmonton       |
| Subdivision | Cloverdale     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2C5        |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Secured Parking, See Remarks, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                               |
| Parking        | Double Garage Attached, Heated, Insulated                                                                       |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Corner, Tile Surround                                                                                                  |
| Stories           | 4                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Partial, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                       |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Rutherford School |
| Middle     | Kenilworth School |
| High       | McNally School    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 18             |
| Condo Fee      | \$612               |

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Listing information last updated on September 16th, 2025 at 5:32pm MDT