

## \$279,999 - 205 9750 94 Street, Edmonton

MLS® #E4447240

**\$279,999**

2 Bedroom, 1.50 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Live steps from the iconic Edmonton Folk Fest in this stylish and spacious 2-bedroom, 1.5-bath condo in the heart of Cloverdale. Nestled in the River Valley with scenic trails outside your door, youâ€™re also minutes from downtown, the Muttart Conservatory, and top local amenities. The building is even attached to Cloverdale Coffee, a beloved neighborhood spot. Inside, enjoy 9 ft ceilings, fresh paint throughout, brand-new carpet in the bedrooms, dark hardwood floors, and large windows that fill the space with natural light. The open-concept living area features a cozy gas fireplace with stone surround, while the kitchen offers granite countertops, stainless steel appliances, a custom backsplash, corner pantry, and breakfast bar. The primary bedroom includes a walk-in closet, and both bathrooms are finished with granite countertops. Additional perks: in-suite laundry, A/C, and TWO titled underground parking stalls.

Built in 2006

### Essential Information

MLS® #	E4447240
Price	\$279,999
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	892
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	205 9750 94 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2E3

### **Amenities**

Amenities	See Remarks
Parking	Double Indoor, Parkade, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	9
Zoning	Zone 18
Condo Fee	\$607

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