

\$297,900 - 304 9603 98 Avenue, Edmonton

MLS® #E4437748

\$297,900

2 Bedroom, 2.00 Bathroom, 1,392 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Executive condo 2 bedroom 2 bath, open concept with loft. Almost 1400 sqft of custom design awaits you, fabulous gourmet kitchen boasting granite counters & island, slate backsplash, corner pantry & exquisite maple stained cabinetry. Opens up to the spacious great room with balcony complete with stylish slate flooring, soaring ceilings & windows. Features 2 bedrooms with the Primary offering an ensuite with corner jacuzzi tub, large vanity & walk-in closet. Upstairs you will find the spectacular loft graced with hardwood, with a private terrace for you to enjoy the view of Gallagher's Park. 2 titled underground parking stalls. Located in the beautiful River Valley & minutes to the city offers you the opportunity for the lifestyle you have dreamed about!

Built in 2008

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437748 |
| Price | \$297,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,392 |
| Acres | 0.00 |
| Year Built | 2008 |



| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 304 9603 98 Avenue |
| Area | Edmonton |
| Subdivision | Cloverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 2E2 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Vinyl Windows, Rooftop Deck/Patio |
| Parking | Underground |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 3 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 75 |
| Zoning | Zone 18 |

RE / Bank Owned Yes

Condo Fee \$1,429

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Listing information last updated on August 5th, 2025 at 9:02am MDT