

## **\$269,900 - 314 9739 92 Street, Edmonton**

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MLS® #E4426182

**\$269,900**

2 Bedroom, 1.50 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

Located in the HEART of the RIVER VALLEY! This TOP FLOOR unit offers 2 bedroom, 1.5 baths &, 2 BALCONIES, AC, 9-foot ceilings, TITLED parking stall and storage cage. The open floor plan creates a beautiful space. Beautiful kitchen with loads of cabinet and counter space, pantry, BRAND NEW washer/dryer & newer dishwasher. Spacious Primary bedroom offers 2 large closets, ensuite with his and her vanity and garden door leading to balcony and storage room. Bedroom 2 offers walk in closet as well as a second closet and another balcony. Unit is complete with stacked washer/dryer & a convenient powder room. This incredible building is nestled nicely between Strathearn & Gallager Parks with all their walking/biking trails and beautiful views. PET FRIENDLY



Built in 2005

### **Essential Information**

MLS® #	E4426182
Price	\$269,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	947
Acres	0.00

Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	314 9739 92 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3S3

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 18th, 2025
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Days on Market	45
Zoning	Zone 18
Condo Fee	\$678

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