\$3,299,900 - 9651 96a Street, Edmonton

MLS® #E4434746

\$3,299,900

6 Bedroom, 6.50 Bathroom, 4,500 sqft Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Introducing the 2024/2025 CHBA Home of the Year! A true architectural masterpiece built by Justin Gray Homes offering over 5,000 sqft of luxury across 5 levels. Features 6 bedrooms, 6.5 baths, private office, & 4 rooftop patios w/ 360° river valley & downtown skyline views. Built w/ commercial-grade steel beam construction, 10' ceilings, floor-to-ceiling windows, hardwood throughout, 2 gas fireplaces, chef's kitchen includes Wolf/Subzero appliances, upgraded cabinetry, & a hidden butler's pantry. The primary retreat offers a lounge, gas fireplace, & spa-inspired ensuite w/ steam shower & freestanding tub. 3rd floor rooftop Nordic spa w/hot tub, cold plunge, sauna, & steam shower, theatre & bar. FF basement featuring gym, bedrm & 5-car heated garage w/ epoxy floors & heated driveway. Also 2 self-contained one-bedroom income generating suites! Fully landscaped maintenance free yard w/ irrigation, smart home automation, outdoor TVs & fireplaces. Steps to Muttart, River Valley, Edmonton Ski Club & downtown!







Built in 2023

Essential Information

MLS® # E4434746 Price \$3,299,900 Bedrooms 6

Bathrooms 6.50

Full Baths 6

Half Baths 1

Square Footage 4,500

Acres 0.00

Year Built 2023

Type Single Family

Sub-Type Tri-Plex
Style 2 Storey
Status Active

Community Information

Address 9651 96a Street

Area Edmonton
Subdivision Cloverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 2C3

Amenities

Amenities Off Street Parking, Bar, Ceiling 10 ft., Closet Organizers, Deck, Exercise

Room, Guest Suite, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, Wet Bar, Infill Property, HRV System, Heat Exchanger, 9 ft.

Basement Ceiling, Rooftop Deck/Patio

Parking Spaces 7

Parking Heated, Quad or More Attached, Tandem

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Garage Control, Garage Opener, Garburator,

Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two,

Washers-Two, Dishwasher-Two, Wet Bar

Heating Fan Coil, In Floor Heat System, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 4

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco

Exterior Features Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped,

Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill

Nearby, View City, View Downtown

Roof See Remarks, SBS Roofing System

Construction Wood, Stone, Stucco Foundation Concrete Perimeter

Additional Information

Date Listed May 6th, 2025

Days on Market 41

Zoning Zone 18

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Listing information last updated on June 16th, 2025 at 4:47am MDT