# \$399,900 - 9021 98 Avenue, Edmonton

MLS® #E4451637

#### \$399.900

2 Bedroom, 2.50 Bathroom, 2,172 sqft Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

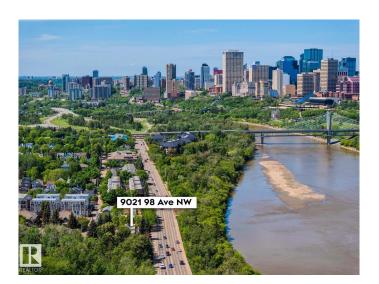
Montreal, New York, Boston....wherever you have travelled, everyone loves Brownstones! Stunning executive style living in the beautiful neighborhood of Cloverdale! Entertain your friends on the roof top patio overlooking the river valley & all of downtown YEG! This gorgeous 2363sqftsqft of finished living space (2171sqft above grade) - 3 story townhome (has 2 beds, 2.5 baths - plus basement with a double attached garage. Entering the home, you will notice the high ceilings & hardwood & tile flooring throughout! From the living room to the kitchen - the open concept floor plans flows. The kitchen features stainless steel appliances & excellent storage & is open to both the formal dining room & the family room with floor-to-ceiling windows & gas fireplace. Upstairs is the primary suite with 4-piece ensuite, a second large bedroom, 3-piece bathroom & laundry room. The 3rd level, you will find the loft/lounge with vaulted ceilings & access to the rooftop patio & storage room. The most beautiful location!

Built in 1992

#### **Essential Information**

MLS® # E4451637 Price \$399,900

Bedrooms 2







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 2,172 Acres 0.00 Year Built 1992

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 9021 98 Avenue

Area Edmonton
Subdivision Cloverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 4P2

## **Amenities**

Amenities Deck, Detectors Smoke, Storage-In-Suite, Storage-Locker Room,

Vaulted Ceiling, Infill Property, Rooftop Deck/Patio

Parking Spaces 2

Parking Heated, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Stone Facing, Tile Surround

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Landscaped, Park/Reserve, Playground Nearby, Public

Transportation, Ravine View, River Valley View, River View, Schools,

Treed Lot, View City, View Downtown

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 August 7th, 2025

Days on Market 89

Zoning Zone 18

Condo Fee \$817

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