

## \$573,000 - 9732 96 Street, Edmonton

MLS® #E4450569

**\$573,000**

3 Bedroom, 2.00 Bathroom, 769 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Welcome to Cloverdale! This home sits on a fully fenced lot just steps from the river valley, ski hill, Muttart Conservatory & close to downtown. Presently home owners here get free tickets to the Folk Festival! This charming bungalow has had extensive renovations over the years. Modern, open style, with a sunny white kitchen, large living room & formal dining room, primary bedroom & updated bathroom (2022). The main floor has hardwood & ceramic tiles. The lower level has vinyl plank flooring & big windows. There are two bedrooms with custom built California Closets, gym/exercise area, bathroom with steam shower & utility/laundry room. Upgrades include oversize double garage (2009), windows, additional attic & exterior insulation, siding & bathrooms. Custom exterior entry doors (2021) metal roof on house & garage (2022/23), A/C unit (2021), HRV ventilation (2022), Ecobee thermostat (2022) high efficiency furnace & hot water tank. This is the perfect nest for newly weds. It's a winner!

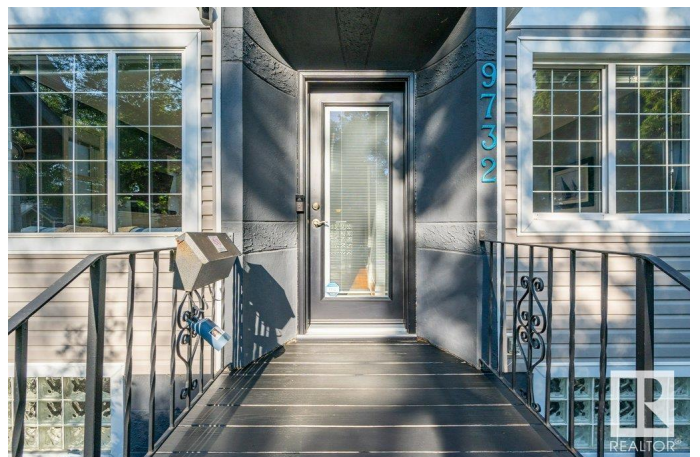
Built in 1951

### Essential Information

MLS® # E4450569

Price \$573,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9732 96 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Z3

### Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Insulation-Upgraded, No Smoking Home, Patio, Smart/Program. Thermostat, Skylight, Vinyl Windows, HRV System
Parking Spaces	2
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Ski Hill Nearby, Vegetable Garden
Roof	Metal

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 18

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Listing information last updated on August 2nd, 2025 at 4:47am MDT