

## \$1,995 - 102 9819 96a Street, Edmonton

MLS® #E4449159

**\$1,995**

1 Bedroom, 2.00 Bathroom, 1,168 sqft

Rental on 0.00 Acres

Cloverdale, Edmonton, AB

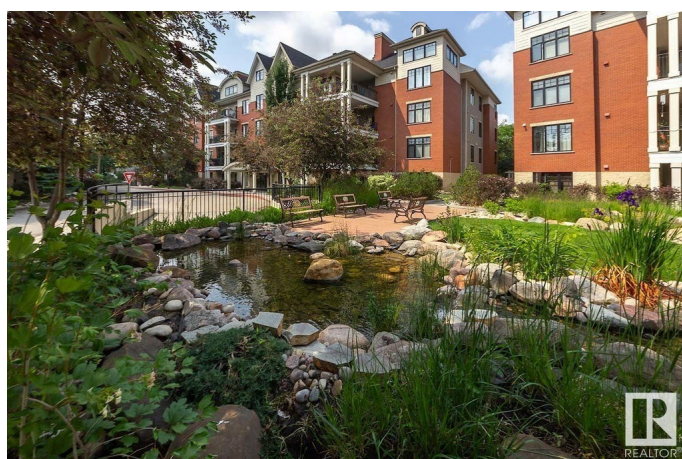
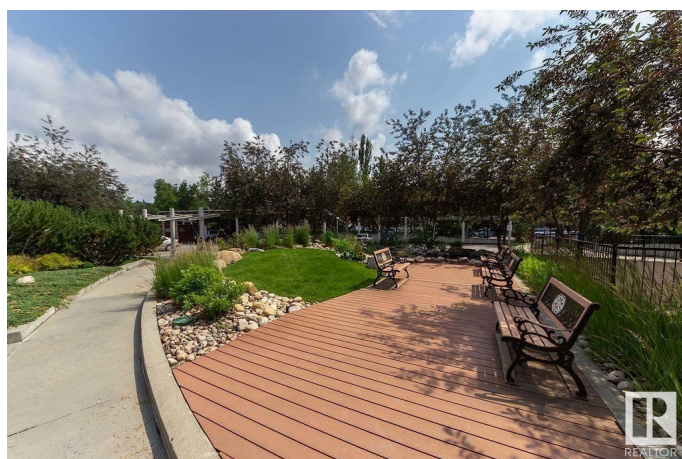
Backing onto Edmonton's™ stunning River Valley, this beautifully upgraded condo offers direct access to endless trails, nature, and river views—right from your patio. Rent includes heat, water, power, and A/C for all-season comfort. Inside, enjoy 9'™ ceilings, hardwood floors, big picture windows, and a cozy tile-surround fireplace. The spacious den is perfect for a home office or guest room, and there are two full bathrooms, in-suite laundry, and ample storage. The kitchen features a walk-in pantry, eat-up bar, tile backsplash, and four appliances including microwave/hood fan. The king-sized primary suite boasts a large window backing green space, a walk-in closet, and generous ensuite. Building amenities include fitness room, party room, workshop, and secured underground parking (under construction until Oct/Nov 2025). Located steps from the LRT, Muttart Conservatory, Millcreek Ravine, and minutes to downtown and Whyte Ave. Includes 1 U/G parking and 1 storage locker. You're really going to love this one!

Built in 2003

### Essential Information

MLS® # E4449159

Price \$1,995



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,168                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Rental                 |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 9819 96a Street |
| Area        | Edmonton            |
| Subdivision | Cloverdale          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6A 4A2             |

### Amenities

|         |                                                |
|---------|------------------------------------------------|
| Parking | Front Drive Access, Heated, Stall, Underground |
|---------|------------------------------------------------|

### Interior

|            |                                                                                                                                  |
|------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
|------------|----------------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 18         |

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Listing information last updated on August 2nd, 2025 at 11:17pm MDT