Courtesy Of Ann Dawrant Of RE/MAX Elite

$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	14
Zoning	Zone 18

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Listing information last updated on August 14th, 2025 at 12:48pm MDT