

\$389,000 - 9767 93 Street, Edmonton

MLS® #E4455644

\$389,000

2 Bedroom, 2.50 Bathroom, 1,866 sqft

Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

RIVER VALLEY, WALKING AND BIKING TRAILS, MUTTART CONSERVATORY AND DOWNTOWN RIGHT AT YOUR DOORSTEP!!! This amazing location in the highly desirable neighbourhood of Cloverdale is absolutely fantastic! This gorgeous townhouse features a HEATED AND SECURED DOUBLE ATTACHED UNDERGROUND GARAGE with direct entry into the home and new vinyl plank flooring. The open concept main level is sure to impress, with front patio area, back deck, gas fireplace HUGE KITCHEN WITH TONS OF CABINETS AND COUNTERTOP SPACE, plus a corner pantry and updated appliances. The second level has the washer/dryer AND TWO SPACIOUS PRIMARY BEDROOMS filled with natural light from the numerous large windows, each with their own four-piece ensuite bathroom. The third level is a large open loft area, perfect for a media or family room with balconies on both the front and back, perfect for enjoying the beautiful scenery. THIS UPSCALE TOWNHOUSE IS A MUST SEE for anyone wanting convenience, class, and a prime location in one perfect package!

Built in 2003

Essential Information

MLS® #

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Price	\$389,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,866
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	9767 93 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2C5

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Secured Parking, See Remarks, Rooftop Deck/Patio
Parking Spaces	2
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	4
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks
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	September 2nd, 2025
Days on Market	13
Zoning	Zone 18
Condo Fee	\$612

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Listing information last updated on September 15th, 2025 at 6:02am MDT