

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

MLS® #E4434673

**\$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 2363sqfts 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**

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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
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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	May 6th, 2025
Days on Market	67
Zoning	Zone 18
Condo Fee	\$817

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