

Courtesy Of Andrea M Briscoe Of Liv Real Estate

# \$379,900 - 9109 98 Avenue, Edmonton

MLS® #E4455443

**\$379,900**

2 Bedroom, 3.50 Bathroom, 1,487 sqft  
Condo / Townhouse on 0.00 Acres

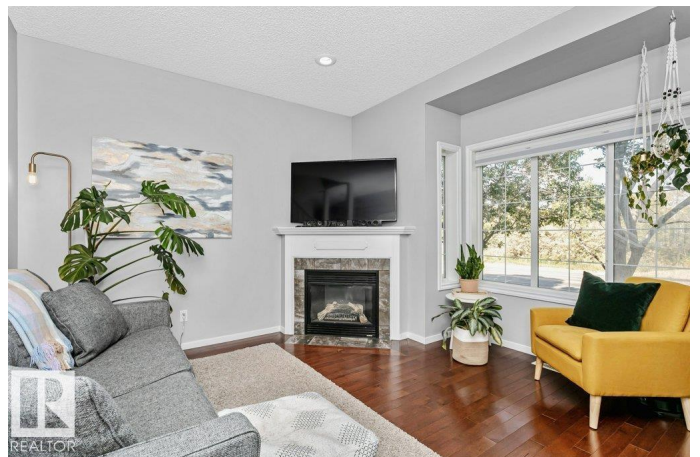
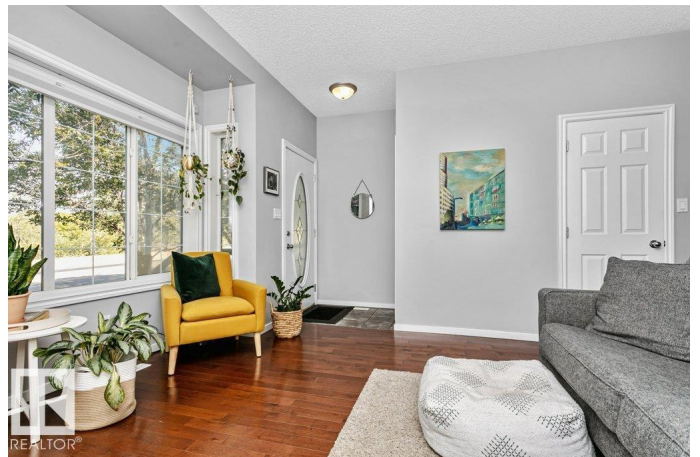
Cloverdale, Edmonton, AB

Welcome to Cloverdale, one of Edmonton's most sought-after communities! This immaculate townhouse offers incredible value with lower condo fees and a lifestyle you'll love. Imagine morning coffee on your kitchen deck surrounded by mature trees, or evenings on your private double sided rooftop patio with breathtaking north and south views of downtown and the river valley. With multiple outdoor living spaces, there's no better spot to relax, entertain, or simply soak in the surroundings. Inside, you'll find a stylish white kitchen with island and stainless steel appliances, 9' ceilings, beautiful hardwood floors, cozy gas fireplace and large windows. The finished basement adds flexibility for a gym, home office, or another bedroom. TWO parking stalls, a newer furnace and hot water tank, and the best location in the city make this home stand out. And as a bonus, Cloverdale community members enjoy free Folk Fest tickets every summer—steps from your door!

Built in 2002

## Essential Information

MLS® #	E4455443
Price	\$379,900
Bedrooms	2



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,487
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	9109 98 Avenue
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4S5

### **Amenities**

Amenities	Deck, See Remarks, Rooftop Deck/Patio
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown

Roof	Flat
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 30th, 2025
Days on Market	56
Zoning	Zone 18
Condo Fee	\$460

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Listing information last updated on October 25th, 2025 at 9:47am MDT