

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

MLS® #E4451637

**\$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 2363sqftsqft 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

MLS® # E4451637

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 |
|----------|--------------------|

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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    | August 7th, 2025 |
| Days on Market | 60               |
| Zoning         | Zone 18          |
| Condo Fee      | \$817            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 6th, 2025 at 2:32am MDT