

## \$1,550,000 - 9721 96 Street, Edmonton

MLS® #E4456197

**\$1,550,000**

5 Bedroom, 5.00 Bathroom, 2,806 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Located in the exclusive river valley community of Cloverdale, where properties seldom become available, this architecturally refined 2.5-storey by Justin Gray Homes offers over 3,700 sqft of impeccably finished living space, including a fully legal 1 bed + den garden suite. Curated by CM Interior Designs, the interior features 5 bedrooms + office, 5 bathrooms, 9' ceilings, a gas fireplace, and a chef's kitchen with gas cooktop, wall oven, coffee bar, and custom mudroom. The primary suite showcases a steam shower, soaker tub, dual walk-in closets, and makeup vanity. On the top level, a rooftop loft offers a rec room, wet bar, half bath, and covered terrace with captivating skyline views. The fully finished basement extends the living space with 2 additional bedrooms, a luxe bath, wet bar, and media-ready theatre/rec room. All within walking distance to river valley trails, Muttart Conservatory, Accidental Beach, LRT, downtown, and the University of Alberta.

Built in 2021

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4456197    |
| Price      | \$1,550,000 |
| Lease Rate | \$10        |
| Bedrooms   | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 2                      |
| Square Footage | 2,806                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9721 96 Street |
| Area        | Edmonton       |
| Subdivision | Cloverdale     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3Z4        |

### Amenities

|           |                                                                                                                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wet Bar, Infill Property, HRV System |
| Parking   | Double Garage Detached, Heated, Over Sized                                                                                                                                                                                 |

### Interior

|              |                                                                                                                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                                                |
| Fireplace    | Yes                                                                                                                                                                                                                                                      |
| Fireplaces   | Brick Facing                                                                                                                                                                                                                                             |
| Stories      | 3                                                                                                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                                                                                                                                            |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                            |
| Construction      | Wood, Brick, Hardie Board Siding                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 28                  |
| Zoning         | Zone 18             |

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 2nd, 2025 at 3:17pm MDT