Courtesy Of Tyler J Fiege Of NOW Real Estate Group

$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 chefâ€™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, full 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
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	12
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 16th, 2025 at 4:02pm MDT