

## \$1,995 - 102 9819 96a Street, Edmonton

MLS® #E4449159

**\$1,995**

1 Bedroom, 2.00 Bathroom, 1,168 sqft

Rental on 0.00 Acres

Cloverdale, Edmonton, AB

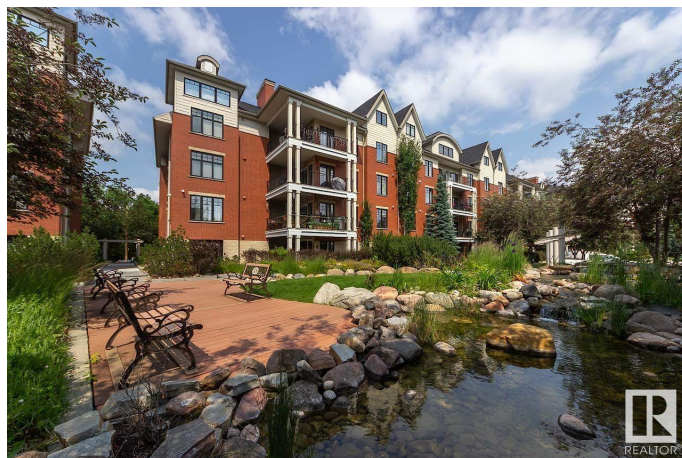
Backing onto Edmonton's stunning River Valley, this beautifully upgraded condo offers direct access to endless trails, nature, and river views—right from your patio. Rent includes heat, water, power, and A/C for all-season comfort. Inside, enjoy 9' ceilings, hardwood floors, big picture windows, and a cozy tile-surround fireplace. The spacious den is perfect for a home office or guest room, and there are two full bathrooms, in-suite laundry, and ample storage. The kitchen features a walk-in pantry, eat-up bar, tile backsplash, and four appliances including microwave/hood fan. The king-sized primary suite boasts a large window backing green space, a walk-in closet, and generous ensuite. Building amenities include fitness room, party room, workshop, and secured underground parking (under construction until Oct/Nov 2025). Located steps from the LRT, Muttart Conservatory, Millcreek Ravine, and minutes to downtown and Whyte Ave. Includes 1 U/G parking and 1 storage locker. You're really going to love this one!

Built in 2003

### Essential Information

MLS® # E4449159

Price \$1,995



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,168
Acres	0.00
Year Built	2003
Type	Rental
Style	Single Level Apartment
Status	Active

### Community Information

Address	102 9819 96a Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 4A2

### Amenities

Parking	Front Drive Access, Heated, Stall, Underground
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### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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### Additional Information

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	Zone 18

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Listing information last updated on July 29th, 2025 at 9:02pm MDT