

\$1,550,000 - 9721 96 St Nw, Edmonton

MLS® #E4456197

\$1,550,000

5 Bedroom, 6.00 Bathroom, 2,806 sqft

Single Family on 0.10 Acres

Cloverdale, Edmonton, Alberta

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. (id:6289)

Built in 2021

Essential Information

Listing #	E4456197
Price	\$1,550,000
Bedrooms	5
Bathrooms	6.00
Half Baths	2



Square Footage	2,806
Acres	0.10
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9721 96 St Nw
Subdivision	Cloverdale
City	Edmonton
Province	Alberta
Postal Code	T6C3Z4

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill, Ceiling - 9ft, Vinyl Windows
Features	Flat site, Wet bar, Closet Organizers, No Smoking Home, Level
Parking	Detached Garage, Heated Garage, Oversize
# of Garages	1
View	City view

Interior

Appliances	Dishwasher, Garage door opener remote(s), Garage door opener, Hood Fan, Microwave Range Hood Combo, Microwave, Window Coverings, Wine Fridge, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	3
Has Basement	Yes

Listing Details

Listing Office	NOW Real Estate Group
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Listing information last updated on October 16th, 2025 at 8:16pm MDT