

# \$2,999,900 - 9651 96a St Nw, Edmonton

MLS® #E4457810

**\$2,999,900**

6 Bedroom, 7.00 Bathroom, 4,500 sqft  
Single Family

Cloverdale, Edmonton, Alberta

Introducing the 2024/2025 CHBA Home of the Year! A true architectural masterpiece built by Justin Gray Homes offering over 5,000 sqft of luxury across 5 levels. Features 6 bedrooms, 6.5 baths, private office, & 4 rooftop patios w/ 360° river valley & downtown skyline views. Built w/ commercial-grade steel beam construction, 10' ceilings, floor-to-ceiling windows, hardwood throughout, 2 gas fireplaces, chef's kitchen includes Wolf/Subzero appliances, upgraded cabinetry, & a hidden butler's pantry. The primary retreat offers a lounge, gas fireplace, & spa-inspired ensuite w/ steam shower & freestanding tub. 3rd floor rooftop Nordic spa w/ hot tub, cold plunge, sauna, & steam shower, theatre & bar. FF basement featuring gym, bedrm & 5-car heated garage w/ epoxy floors & heated driveway. Also 2 self-contained one-bedroom income generating suites! Fully landscaped maintenance free yard w/ irrigation, smart home automation, outdoor TVs & fireplaces. Steps to Muttart, River Valley, Edmonton Ski Club & downtown! (id:6289)

Built in 2023

## Essential Information

Listing #	E4457810
Price	\$2,999,900
Bedrooms	6



Bathrooms	7.00
Half Baths	1
Square Footage	4,500
Year Built	2023
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	9651 96a St Nw
Subdivision	Cloverdale
City	Edmonton
Province	Alberta
Postal Code	T6C2C3

### Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping, Ski hill, Ceiling - 10ft, Vinyl Windows
Features	Corner Site, Ravine, Park/reserve, Lane, Wet bar, Closet Organizers, No Smoking Home
Parking Spaces	7
Parking	Attached Garage, Heated Garage
# of Garages	1
View	Ravine view, City view

### Interior

Appliances	Garage door opener remote(s), Garage door opener, Garburator, Hood Fan, Microwave Range Hood Combo, Oven - Built-In, Microwave, Gas stove(s), Window Coverings, Dryer, Refrigerator, Two Washers, Dishwasher
Heating	Coil Fan, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes
Basement	Suite

### Listing Details

Listing Office	MaxWell Polaris
----------------	-----------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 9:16am MDT