

Courtesy Of Chris K Karampelas Of MaxWell Polaris

## \$3,299,900 - 9651 96a Avenue, Edmonton

MLS® #E4434746

**\$3,299,900**

6 Bedroom, 6.50 Bathroom, 4,500 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

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!

Built in 2023

### Essential Information

MLS® # E4434746

Price \$3,299,900



Bedrooms	6
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,500
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

### Community Information

Address	9651 96a Avenue
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2C3

### Amenities

Amenities	Off Street Parking, Bar, Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Guest Suite, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, Wet Bar, Infill Property, HRV System, Heat Exchanger, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking Spaces	7
Parking	Heated, Quad or More Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Wet Bar
Heating	Fan Coil, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4

Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	See Remarks, SBS Roofing System
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 6th, 2025
Days on Market	6
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 May 12th, 2025 at 4:47am MDT