

## \$399,900 - 9745 94 Street, Edmonton

MLS® #E4419840

**\$399,900**

1 Bedroom, 1.00 Bathroom, 657 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

Perfect re-development lot. This is a solid, good condition home in the heart of Cloverdale. Best price for this fully serviced, pie shaped, 32 foot by 130 foot by 41 foot lot minutes to the RIVER VALLEY. Newer homes in Cloverdale are now selling for over \$1M. Buy and hold or build a duplex w/ multi income purposes. Zoned RF3. Tons of potential with alley access. Great for first time buyers or investment property. You can rent it or build on it. Currently rented with a great tenant! Enjoy the folk fest every summer without having to worry about parking.

Built in 1949

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4419840               |
| Price          | \$399,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 657                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 9745 94 Street |
| Area        | Edmonton       |
| Subdivision | Cloverdale     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3W1        |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Gas |
| Heating      | Forced Air-1, Natural Gas                    |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished                     |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Public Transportation, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                   |
|------------|-------------------|
| Elementary | Rutherford School |
| Middle     | Kenilworth School |
| High       | Mcnally School    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 92                 |
| 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 2nd, 2025 at 2:47am MDT