

\$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	9
Zoning	Zone 18

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Listing information last updated on May 15th, 2025 at 5:02am MDT