

## \$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	93
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 11:47pm MDT