

## \$545,000 - 8 9745 92 Street, Edmonton

MLS® #E4460247

**\$545,000**

3 Bedroom, 3.50 Bathroom, 1,834 sqft  
Condo / Townhouse on 0.00 Acres

Cloverdale, Edmonton, AB

RIVER VALLEY LIVING! Live in one of Edmonton's award winning Luxury Townhomes - 2021 CHBA Awards of Excellence (Best Multi-Family Project house/duplex \$500k+) THE CLOVE, in desirable Cloverdale! Enjoy 1833 SqFt, 3 beds, 3.5 baths, and an EXTENSIVE Upgrade list, such as, Quartz Countertops throughout, Massive Kitchen Island, Beautiful ROOFTOP PATIO with STUNNING RIVER VALLEY VIEWS, Stainless Steel Appliances, and Gas Line on the Balcony just off the Kitchen, 13ft Living Room Ceiling and 9ft Ceiling Throughout, Sprinkler System in Every Unit, Large Double Attached Garage, Large Bonus Room and Pet Friendly Complex to name a few! Excellent Central location within steps of The River Valley, New LRT Development, Downtown Edmonton, The Edmonton Folk Festival, Muttart Conservatory, Connors Hill, and every imaginable amenity!! Rare opportunity to own in an older mature community with the luxury and convenience of a newer modern home!! Definite Must See!!

Built in 2019

### Essential Information

MLS® # E4460247

Price \$545,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,834             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8 9745 92 Street |
| Area        | Edmonton         |
| Subdivision | Cloverdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 3S3          |

### Amenities

|           |                                                                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler System-Fire, Infill Property |
| Parking   | Double Garage Attached                                                                                                                                              |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                          |
| Fireplace         | Yes                                                                                                                |
| Fireplaces        | Wall Mount                                                                                                         |
| Stories           | 3                                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | Partial, Partially Finished                                                                                        |

### Exterior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement                                                                                                                                                                                        |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                                                                                                      |
| Construction      | Wood, Fiber Cement                                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                                        |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Holyrood School   |
| Middle     | Kenilworth School |
| High       | McNally School    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 18           |
| Condo Fee      | \$465             |

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Listing information last updated on October 11th, 2025 at 11:17am MDT