

## \$2,999,900 - 9651 96a Street, Edmonton

MLS® #E4457810

**\$2,999,900**

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® # | E4457810    |
| Price  | \$2,999,900 |



|                |                        |
|----------------|------------------------|
| 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       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9651 96a Street |
| 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    | September 15th, 2025 |
| Days on Market | 23                   |
| Zoning         | Zone 18              |

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Listing information last updated on October 8th, 2025 at 11:47am MDT