

## **\$699,900 - 9615 101 Street, Edmonton**

MLS® #E4435763

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,649 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Live in Edmonton's stunning River Valley! Situated in fabulous Rossdale this custom built 2.5 story home has over 2600 sq. ft of amazing living space & boasts a superb view of the Legislative Building & DT skyline. Step into the elegant foyer w/ a view through to the 3rd floor. The large welcoming living/dining area is flooded with natural light & flows into a bright sunny kitchen w/ breakfast nook and a second family room. Upstairs you'll find a huge primary bedroom + a 5 pc en suite & huge walk in closet & 2 more bedrooms. A stunning top floor offers a unique living space w/ third living room, 4 pc bath & 4th bedroom. The basement is unfinished w/ opportunity for your dream space. You'll love the inviting front porch & low maintenance landscaping with views of park & the downtown skyline which provides a quick walk to work or a lovely stroll nearby along the river! A double car detached garage completes this perfect home & note! It is not in the flood plain. Access to golf & other amenities is superb!

Built in 1991

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4435763  |
| Price    | \$699,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,649                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9615 101 Street |
| Area        | Edmonton        |
| Subdivision | Rossdale        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0W7         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows, Infill Property |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 12        |

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Listing information last updated on May 12th, 2025 at 7:47pm MDT