

## \$375,000 - 10034 94 Street, Edmonton

MLS® #E4431149

**\$375,000**

2 Bedroom, 1.00 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Riverdale gem with redevelopment potential and stunning views. Set on a 30x123 ft lot with river valley and river views this one-and-a-half-storey home is full of character and creative upside. With two bedrooms and one bath it offers a rare chance to restore or reimagine. The upper loft serves as a cozy light-filled primary with warm wood paneling. The main-floor bedroom is ideal for guests or a home office. The kitchen was renovated in 2015 with modern finishes and updated appliances opening to a bright living space with hardwood floors. Downstairs features an exposed brick bathroom storage and space for future development. Recent upgrades include attic insulation, a newer roof and a hot water tank (2016). Zoned RF2 and currently tenant-occupied with an oversized detached garage this property is a great opportunity for builders, investors or homeowners. Located steps from trails, parks and downtown with a view that's hard to beat.

Built in 1910

### Essential Information

MLS® #	E4431149
Price	\$375,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,065
Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	10034 94 Street
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1Z3

### Amenities

Amenities	Hot Wtr Tank-Energy Star
Parking Spaces	1
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Brick

### School Information

Elementary	Norwood School
Middle	Spruce Avenue School
High	Victoria School

### **Additional Information**

Date Listed	April 16th, 2025
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Days on Market	31
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Zoning	Zone 13
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