

## **\$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	1
Zoning	Zone 12

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 11th, 2025 at 5:02pm MDT