

# \$885,000 - 9654 100 Street, Edmonton

MLS® #E4434934

## \$885,000

4 Bedroom, 3.50 Bathroom, 2,035 sqft  
Single Family on 0.00 Acres

Rosssdale, Edmonton, AB

Stunning Riverfront Home! Beautiful 4 bed, 3.5 bath custom-built property with over \$100K in upgrades! Steps from the River Valley & minutes to downtown. Features include electric car plug-in, Nest thermostats, in-floor heating (basement + 2nd & 3rd floors), and new triple-pane windows throughout. High-end tile on main, hardwood upstairs, and two real wood-burning fireplaces. Chef’s kitchen with granite counters and premium appliances. Fully finished basement with stylish den, mini-bar, guest bedroom, and steam shower. Primary bedroom overlooks the River Valley with an upgraded ensuite. Bright 3rd-floor bonus room offers stunning skyline views – perfect for a home office or entertaining. Prime location you don’t want to miss!

Built in 1988

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434934  |
| Price          | \$885,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,035     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1988                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9654 100 Street |
| Area        | Edmonton        |
| Subdivision | Rossdale        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0T6         |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch |
| Parking       | See Remarks   |
| Is Waterfront | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Picnic Area, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Ski Hill Nearby, View City, View Downtown, Waterfront Property |
| Roof              | Wood Shingles  |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 6th, 2025

Days on Market 108

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 August 22nd, 2025 at 3:02am MDT