

Courtesy Of Chris Barnard Of Real Broker

## \$874,900 - 9533 101 Street, Edmonton

MLS® #E4453930

**\$874,900**

5 Bedroom, 3.50 Bathroom, 2,214 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

City-living meets suburban tranquility in Rossdale, featuring a modern home in a community built on history. Where else can you find an infill property in the River Valley, especially at this price point? Purchase and decorate this spectacularly laid out 2.5 story custom built home to your liking, for a property that is sure to be the heart of your circle's entertaining, complete with deck, gazebo covered hot tub, scenic upper level patio, and open concept living space-- all while you remain comfortably below market value for a similar property. A commuter's dream, this 2014 infill is a Lime Scooter away from downtown, and close enough to RE/MAX Field to make baseball games a convenience. Weekend jogs across the Waltherdale Bridge, or evening walks at nearby Irene Parlby Park, the Legislature Grounds, or swimming at the Kinsmen Centre remind us of the best of what Edmonton has to offer.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453930  |
| Price      | \$874,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,214                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9533 101 Street |
| Area        | Edmonton        |
| Subdivision | Rosssdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0W6         |

### Amenities

|           |                                                                                                                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Gazebo, Hot Tub, Patio, Security Window Bars, Vaulted Ceiling, See Remarks, Vacuum System-Roughed-In, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                                                                                                  |
| Stories           | 4                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                            |
| Construction      | Wood, Composition                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 12           |

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Listing information last updated on September 8th, 2025 at 6:02am MDT