Courtesy Of Brent MacIntosh Of RE/MAX River City

$839,900 - 9523 101 Street, Edmonton

MLS® #E4452528

$839,900
3 Bedroom, 3.50 Bathroom, 2,984 sqft
Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Spacious and bright 2.5 storey home in Rossdale with a rare double attached garage. Designed to maximize natural light, it features large south and west windows, hardwood and tile floors, and custom woodwork throughout. The roomy kitchen offers granite counters, plenty of cabinets, and generous prep space for everyday cooking or entertaining. Upstairs youâ€™ll find 3 large bedrooms, giving the home plenty of space to live and grow. Relax on the covered front porch or enjoy the private fenced backyard with mature landscaping and room to unwind. Inside and out, this home has been well cared for and offers lots of storage and functional space. Set on a quiet street yet steps from the river valley, trails, shops, and downtown restaurants, it blends the charm of a mature neighbourhood with the comfort and convenience of modern living.

Built in 1991

Essential Information

MLS® #	E4452528
Price	$839,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,984

Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	9523 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0W6

Amenities

Amenities	Closet Organizers, Front Porch, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	81
Zoning	Zone 12

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