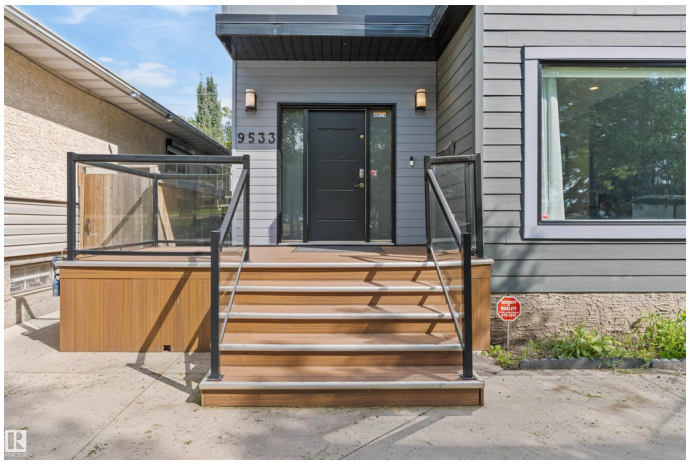
Courtesy Of Chris Barnard Of Real Broker

$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 Walterdale 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	Rossdale
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	73
Zoning	Zone 12

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Listing information last updated on November 1st, 2025 at 3:47am MDT