

## \$933,000 - 9533 101 Street, Edmonton

MLS® #E4446077

**\$933,000**

5 Bedroom, 3.50 Bathroom, 2,215 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

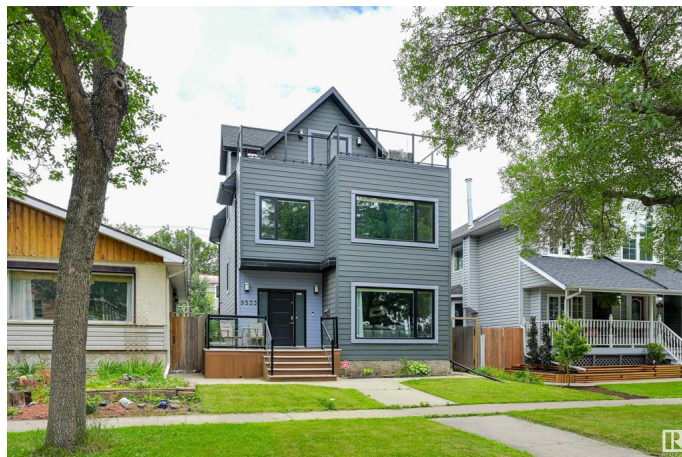
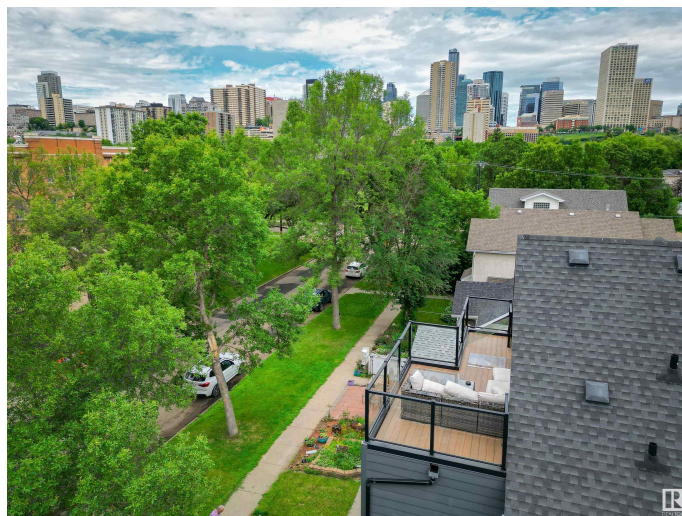
Welcome to Rossdale, one of Edmonton's most beautiful tree-lined neighborhoods. This custom designed 2.5 story home with over 3000sqft of contemporary living space is nestled in the River Valley steps from Trails, Kinsman Rec Centre, Parks, and Downtown. Open concept main floor featuring; Gourmet chef's dream kitchen, high end cabinets, large granite counter top & center island, walk-in pantry, & state-of-the art SS professional appliances. Large primary bdrm on the 2nd fl with a walk-in closet, ensuite bath & east facing private deck. The second floor has an additional two bedrooms, and 4 pce bath. The Loft offers so many options, as well as a west facing balcony perfect to enjoy the July 1st fireworks against the amazing views of Edmonton's skyline. Fully developed basement: 2 bdrms, 4 pc bath, and a large open rec room plumbed in for a kitchen or wet bar. Laundry facilities on 2nd flr & bsmt. Fully landscaped & fenced. 9 ft ceilings, fireplace, ctrl air & Hardie siding. A perfect park-like location!

Built in 2014

### Essential Information

MLS® # E4446077

Price \$933,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,215                  |
| 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., Deck, Hot Tub, Hot Water Natural Gas, Infill Property |
| Parking Spaces | 2   |
| 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    | July 4th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 12        |

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Listing information last updated on July 28th, 2025 at 1:18pm MDT