

## \$699,900 - 9401 101 Street, Edmonton

MLS® #E4438337

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,086 sqft

Single Family on 0.00 Acres

Rosssdale, Edmonton, AB

Location, location, location. Down by the Park and River! Beautiful and Serene, yet minutes to Downtown. Enjoy all the festivities with the sounds of Summer and New Year Fireworks. Corner lot Zoned RF3 with back lane access with potential for garage or garden suite. This character 2 storey is surrounded by trees and cross from a very private park. Wrapped with a large porch, balconies and deck. Huge and Open floor plan, almost 2100sf plus a very open basement. Large Living Room and Foyer. Spacious Family Room. Dining Room open to backyard and deck. Large island kitchen with walk-in pantry. Master suite with organized walk-in closet, 4 piece bath with whirlpool. Secondary bedroom with a 4 piece suite. Ready for quick possession, sellers have moved. Property and chattels are sold as is. Priced to sell!

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438337  |
| Price          | \$699,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,086     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1992                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9401 101 Street |
| Area        | Edmonton        |
| Subdivision | Rosssdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0W5         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Tankless, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Fresh Air, Glass Door, Marble Surround   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Private Setting, River Valley View, View City, View Downtown |
| Roof              | Cedar Shakes   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Garneau,St.Catherine  |
| Middle     | McKernan,St.Catherine |
| High       | Strathcona,St.Joseph  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 70             |
| Zoning         | Zone 12        |

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Listing information last updated on July 30th, 2025 at 4:47am MDT