

## \$499,900 - 9738 101 Street, Edmonton

MLS® #E4411642

### \$499,900

3 Bedroom, 3.50 Bathroom, 1,477 sqft  
Single Family on 0.00 Acres

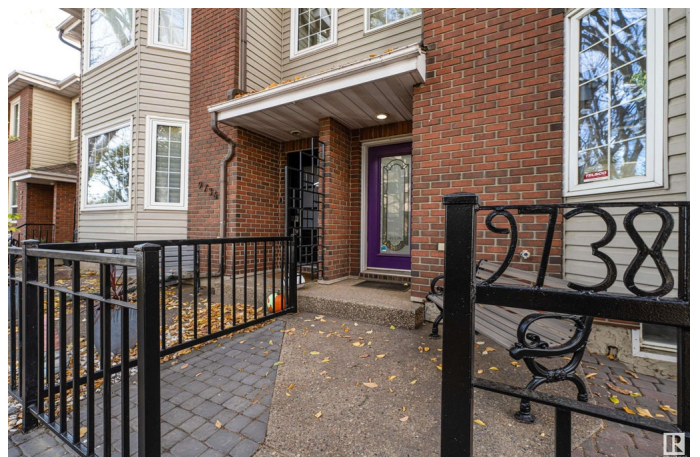
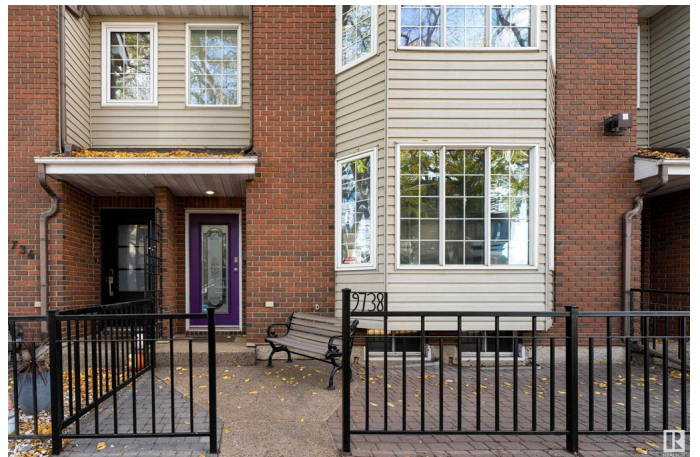
Rossdale, Edmonton, AB

Welcome to the beautiful community of Rossdale, one of Edmonton's most sought out areas. This two storey brownstone residential attached home is located on a stunning tree lined street only steps from the River Valley & Edmonton's Downtown core. The bright and spacious main floor includes a large living room with huge bay windows, a two-piece bath, and an open kitchen with a generous sized dining area that offers access to the fully fenced yard and maintenance free deck. Upstairs features 3 bedrooms, the master suite provides wall to wall his and hers closets and a 3 piece ensuite. The second bedroom is enormous with a wonderful west facing balcony and walk-in closet, while the third bedroom is ideal for a home office. Also located upstairs is a shared 4-piece bathroom. The basement has been fully finished with a large rec room, lots of storage, and a 3-piece bath. All of this with NO CONDO FEES, air conditioning, and a single attached garage make this home a must have.

Built in 1990

### Essential Information

MLS® #	E4411642
Price	\$499,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	9738 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0W8

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, View Downtown, See Remarks
Roof	Asphalt Shingles

Construction Wood, Brick  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 25th, 2024  
Days on Market 138  
Zoning Zone 12

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Listing information last updated on March 12th, 2025 at 6:47pm MDT