

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

MLS® #E4411642

### \$499,900

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

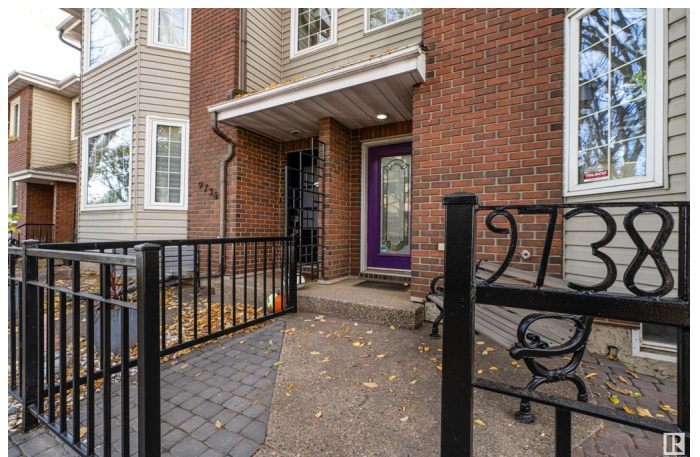
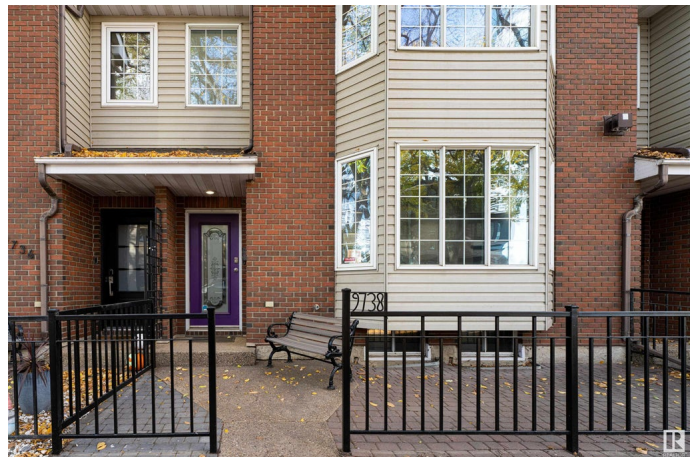
Rossdale, Edmonton, AB

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 | Rosssdale       |
| 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 8:02pm MDT