

## \$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	15
Zoning	Zone 12

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 5th, 2025 at 5:47am MDT