

## \$839,900 - 9523 101 Street, Edmonton

MLS® #E4452528

**\$839,900**

3 Bedroom, 3.50 Bathroom, 2,984 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Spacious and bright 2.5 storey home in Rossdale with a rare double attached garage. Designed to maximize natural light, it features large south and west windows, hardwood and tile floors, and custom woodwork throughout. The roomy kitchen offers granite counters, plenty of cabinets, and generous prep space for everyday cooking or entertaining. Upstairs you'll find 3 large bedrooms, giving the home plenty of space to live and grow. Relax on the covered front porch or enjoy the private fenced backyard with mature landscaping and room to unwind. Inside and out, this home has been well cared for and offers lots of storage and functional space. Set on a quiet street yet steps from the river valley, trails, shops, and downtown restaurants, it blends the charm of a mature neighbourhood with the comfort and convenience of modern living.

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452528  |
| Price          | \$839,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,984     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1991                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9523 101 Street |
| Area        | Edmonton        |
| Subdivision | Rosssdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0W6         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Closet Organizers, Front Porch, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Over Sized                     |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Mantel, Tile Surround                                                                                                        |
| Stories           | 3                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                             |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                      |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Stucco                                                                      |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

Date Listed August 12th, 2025

Days on Market 70

Zoning Zone 12

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Listing information last updated on October 21st, 2025 at 8:32am MDT