

## \$375,000 - 10034 94 Street, Edmonton

MLS® #E4431149

**\$375,000**

2 Bedroom, 1.00 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Riverdale gem with redevelopment potential and stunning views. Set on a 30x123 ft lot with river valley and river views this one-and-a-half-storey home is full of character and creative upside. With two bedrooms and one bath it offers a rare chance to restore or reimagine. The upper loft serves as a cozy light-filled primary with warm wood paneling. The main-floor bedroom is ideal for guests or a home office. The kitchen was renovated in 2015 with modern finishes and updated appliances opening to a bright living space with hidden hardwood floors. Downstairs features an exposed brick bathroom storage and space for future development. Recent upgrades include attic insulation, a newer roof and a hot water tank (2016). Zoned RF2 and currently tenant-occupied with an oversized detached garage this property is a great opportunity for builders, investors or homeowners. Located steps from trails, parks and downtown with a view that's hard to beat.

Built in 1910

### Essential Information

MLS® # E4431149

Price \$375,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,065                  |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10034 94 Street |
| Area        | Edmonton        |
| Subdivision | Riverdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1Z3         |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Hot Wtr Tank-Energy Star           |
| Parking Spaces | 1                                  |
| Parking        | Over Sized, Single Garage Detached |

### **Interior**

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                              |
| Stories      | 3                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | Full, Partially Finished                                                                                               |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood                                                |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood                                                |
| Foundation        | Brick                                               |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Norwood School       |
| Middle     | Spruce Avenue School |
| High       | Victoria School      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 13          |

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Listing information last updated on May 1st, 2025 at 12:47am MDT