

# \$885,000 - 9654 100 Street, Edmonton

MLS® #E4434934

## \$885,000

4 Bedroom, 3.50 Bathroom, 2,035 sqft  
Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Stunning Riverfront Home! Beautiful 4 bed, 3.5 bath custom-built property with over \$100K in upgrades! Steps from the River Valley & minutes to downtown. Features include electric car plug-in, Nest thermostats, in-floor heating (basement + 2nd & 3rd floors), and new triple-pane windows throughout. High-end tile on main, hardwood upstairs, and two real wood-burning fireplaces. Chef’s kitchen with granite counters and premium appliances. Fully finished basement with stylish den, mini-bar, guest bedroom, and steam shower. Primary bedroom overlooks the River Valley with an upgraded ensuite. Bright 3rd-floor bonus room offers stunning skyline views – perfect for a home office or entertaining. Prime location you don’t want to miss!

Built in 1988

### Essential Information

MLS® #	E4434934
Price	\$885,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,035
Acres	0.00



Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	9654 100 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0T6

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch
Parking	See Remarks
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Picnic Area, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Ski Hill Nearby, View City, View Downtown, Waterfront Property
Roof	Wood Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 6th, 2025

Days on Market 92

Zoning Zone 12

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