

## \$900,000 - 9457 100a Avenue, Edmonton

MLS® #E4447569

**\$900,000**

4 Bedroom, 3.00 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Steps from downtown and the river valley, this iconic modern home in Edmontonâ€™s Riverdale offers unmatched access to trails, cafes, parks, and city life. Enjoy stunning 270Â° views from the rooftop patio, overlooking lush river valley landscapes and skyline. Architecturally striking, it features Shou Sugi Ban cedar siding, polished concrete floors, built-in A/C, and a wired-in surround sound system. The open-concept main floor showcases glossy cabinetry and a dramatic 16-ft redwood island. The loft-inspired main-level primary suite offers reclaimed wood flooring, exposed brick, and a spa-like Italian marble ensuite. Three additional bedrooms, a stylish bath, and an office provide space for family or work. The walkout basement is made for entertaining, with a full bath, sauna, and custom bar. Energy-efficient with green building touches and over 2,600 sqft of upscale living space, this home defines urban luxury steps from nature, and just minutes to downtownâ€™s cafes, parks, trails, and river valley access.

Built in 2011

### Essential Information

MLS® # E4447569

Price \$900,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,668
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9457 100a Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0A6

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Hot Water Tankless, Patio, Sauna; Swirlpool; Steam, Walkout Basement, Green Building, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown
Roof	EPDM Membrane
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	51
Zoning	Zone 13

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