

## **\$425,000 - 9740 101 Street, Edmonton**

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MLS® #E4460418

**\$425,000**

2 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Welcome to this amazing opportunity to own in the highly desirable community of Rossdale on the south end of our Incredible Downtown area. This townhouse does not have any condo fees and is in a great location. Park on the street, in the single attached garage, or the driveway and make your way inside. The main level has a long entrance that connects from the front door to the garage door with a 2-piece bathroom, a large living room, dining room and kitchen with all the appliances complete this level. Make your way upstairs to a large primary bedroom with room for an office, walk in closet and balcony, a 4-piece bathroom with laundry, and a 2nd big bedroom. Basement is complete with rec room, 3-piece bathroom, utility and storage room. Property is in need of new flooring and paint throughout that can be added to the mortgage. Spend your summers inside with central A/C keeping you cool or on the back deck. Steps away from breathtaking views of the city, parks, schools, shopping, golfing and so much more.

Built in 1990

### **Essential Information**

MLS® # E4460418

Price \$425,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	9740 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0W8

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Insulation-Upgraded, No Smoking Home, Vaulted Ceiling
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance

Landscape, Park/Reserve, Playground Nearby, Public Transportation,  
Schools, Shopping Nearby, Ski Hill Nearby, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 2nd, 2025
Zoning	Zone 12

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Listing information last updated on October 2nd, 2025 at 9:02pm MDT