

\$875,000 - 9523 101 Street, Edmonton

MLS® #E4452528

\$875,000

3 Bedroom, 3.50 Bathroom, 2,984 sqft
Single Family on 0.00 Acres

Rossdale, Edmonton, AB

One-of-a-kind custom-built 2.5 storey in prime Rossdale. This sunlight inspired home showcases rich hardwood, ceramic tile, custom woodwork, and expansive south- and west-facing windows for exceptional natural light. The kitchen offers granite countertops and custom cabinetry. Relax on the covered front porch or in the fenced, beautifully landscaped backyard. A rare double attached garage adds convenience. Quietly tucked away just blocks from main roads, this peaceful location is walkable to the river valley, downtown restaurants, events, and trails. Lovingly maintained, this home blends historic character with modern comfort in one of Edmonton’s most desirable mature neighbourhoods.

Built in 1991

Essential Information

MLS® #	E4452528
Price	\$875,000
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	Rossdale
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 11

Zoning Zone 12

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