

## \$959,800 - 9533 101 Street, Edmonton

MLS® #E4446077

**\$959,800**

5 Bedroom, 3.50 Bathroom, 2,215 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Welcome to Rossdale, one of Edmonton's most beautiful tree-lined neighborhoods. This custom designed 2.5 story home with over 3000sqft of contemporary living space is nestled in the River Valley steps from Trails, Kinsman Rec Centre, Parks, and Downtown. Open concept main floor featuring; Gourmet chef's dream kitchen, high end cabinets, large granite counter top & center island, walk-in pantry, & state-of-the art SS professional appliances. Large primary bdrm on the 2nd fl with a walk-in closet, ensuite bath & east facing private deck. The second floor has an additional two bedrooms, and 4 pce bath. The Loft offers so many options, as well as a west facing balcony perfect to enjoy the July 1st fireworks against the amazing views of Edmonton's skyline. Fully developed basement: 2 bdrms, 4 pc bath, and a large open rec room plumbed in for a kitchen or wet bar. Laundry facilities on 2nd flr & bsmt. Fully landscaped & fenced. 9 ft ceilings, fireplace, ctrl air & Hardie siding. A perfect park-like location!

Built in 2014

### Essential Information

MLS® # E4446077

Price \$959,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,215
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	9533 101 Street
Area	Edmonton
Subdivision	Rossdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0W6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Tub, Hot Water Natural Gas, Infill Property
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Composition
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 12

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 12:17am MDT