

# \$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 21

Zoning Zone 12

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Listing information last updated on September 2nd, 2025 at 10:03am MDT