

# **\$975,000 - 9457 100a Avenue, Edmonton**

MLS® #E4430501

**\$975,000**

4 Bedroom, 3.00 Bathroom, 1,668 sqft  
Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Nestled in Edmonton's vibrant Riverdale community, this iconic modern home offers an unbeatable location just steps from downtown's cafes, shops, and pubs. Boasting a amazing ROOFTOP PATIO with 270-degree panoramic river valley views, this architectural gem features Shou Sugi Ban cedar siding, an open-concept living space with sleek glossy cabinets, a 16-foot redwood island, A/C, wired-in SOUND SYSTEM throughout the home and stunning concrete floors. The loft-inspired master suite on the main level includes reclaimed wood floors & brick wall and a luxurious white Italian marble en suite. Enjoy ample space with 3 additional bedrooms, a stylish bath and an office. The finished walkout basement is perfect for entertaining with a built-in bar, full bath & SAUNA. Perfect for visitors. Totalling over 2600sqft of living space. Energy-efficient, with green building features and direct access to the river valley, trails and local parks, this home combines modern luxury with sustainable living.

Built in 2011

## **Essential Information**

MLS® #	E4430501
Price	\$975,000



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	April 11th, 2025
Days on Market	65
Zoning	Zone 13

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