

Courtesy Of Selena Atkinson Of Exp Realty

## \$900,000 - 10015 97 Avenue, Edmonton

MLS® #E4453048

**\$900,000**

5 Bedroom, 3.50 Bathroom, 2,215 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Discover this spectacular home in Rossdale on a double lot, only steps to the River Valley with striking views of the Alberta Legislature from your front street. The main floor features a spacious open-concept kitchen with gas stove, granite counter tops and SS Appliances. The formal dining room is one of a kind w/ custom curtains that will make for a conversation piece at dinner! The cozy front living room sets the mood with a gas fire place & original built-in craftsman cabinets. The main floor primary bedroom includes a renovated 5-piece ensuite w/ a tiled shower & clawfoot tub to maintain the homes old-school charm. Upstairs, an open loft is perfect for a morning coffee, or cuddling with the family for a movie. Two generously sized bedrooms each offer built-in window nooks for reading/extra storage. The fully finished basement has 2 bedroom in-law suite with massive windows, and it's own private entrance and private patio. Major updates: plumbing, electrical, shingles, triple pane windows, and more!

Built in 1944

### Essential Information

MLS® # E4453048

Price \$900,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,215
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10015 97 Avenue
Area	Edmonton
Subdivision	Rosssdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0A9

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Parking-Extra, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Walk-up Basement
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Private Setting, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	King Edward Elementary
Middle	Westminster School
High	McNally High School

### Additional Information

Date Listed	August 14th, 2025
Days on Market	2
Zoning	Zone 12

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Listing information last updated on August 16th, 2025 at 1:02pm MDT