

Courtesy Of Dan C Chalifoux and Carson Langridge Of Real Broker

\$574,900 - 9107 100b Avenue, Edmonton

MLS® #E4423298

\$574,900

3 Bedroom, 3.50 Bathroom, 1,461 sqft
Single Family on 0.00 Acres

Riverdale, Edmonton, AB

NO CONDO FEES!!! END UNIT!!! Every once in awhile a property comes up that checks so many boxes for so many people and this is that property. Getting older and want an amenity driven community close to the river? Check. Starting out and want to live in one of Edmontons best communities across from a school? Check. This premium end unit has incredible upgrades including very high end Miele appliances w/wine cooler, reno'd kitchen (new DW) w/quartz counters, 35 year shingles, new HWT, Central vac, new flooring, custom closets (\$), and a relaxing gas f/p. Upstairs you'll find 2 large primaries each with their own walk in closet and ensuite. Downstairs the fully finished basement has a 3rd bedroom, 4 pce bath, laundry, and a large living area with another gas f/p. The maintenance free landscaping (cedar decking + gas bbq line) appeals to snowbirds and the double garage w/workbench is perfect for 2 cars and tinkering. Little Brick, Dogpatch, Bread + Butter as well as multiple playgrounds are a 5 min walk away!

Built in 2002

Essential Information

MLS® #	E4423298
Price	\$574,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9107 100b Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4N8

Amenities

Amenities	Deck, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 28th, 2025
Days on Market	14
Zoning	Zone 13

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Listing information last updated on March 14th, 2025 at 10:03am MDT