# \$900,000 - 9457 100a Avenue, Edmonton

MLS® #E4447569

#### \$900,000

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

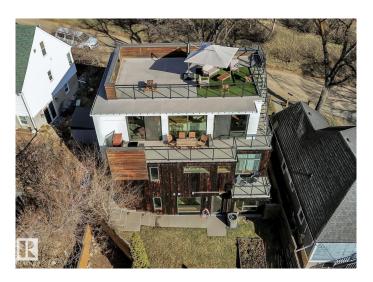
Riverdale, Edmonton, AB

Steps from downtown and the river valley, this iconic modern home in Edmonton's Riverdale offers unmatched access to trails. cafes, parks, and city life. Enjoy stunning 270° views from the rooftop patio, overlooking lush river valley landscapes and skyline. Architecturally striking, it features Shou Sugi Ban cedar siding, polished concrete floors, built-in A/C, and a wired-in surround sound system. The open-concept main floor showcases glossy cabinetry and a dramatic 16-ft redwood island. The loft-inspired main-level primary suite offers reclaimed wood flooring, exposed brick, and a spa-like Italian marble ensuite. Three additional bedrooms, a stylish bath, and an office provide space for family or work. The walkout basement is made for entertaining, with a full bath, sauna, and custom bar. Energy-efficient with green building touches and over 2,600 sqft of upscale living space, this home defines urban luxury steps from nature, and just minutes to downtown's cafes, parks, trails, and river valley access.



## **Essential Information**

MLS® # E4447569 Price \$900,000







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 July 14th, 2025

Days on Market 63

Zoning Zone 13

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