

Courtesy Of Selena Atkinson Of Exp Realty

## \$860,000 - 10015 97 Avenue, Edmonton

MLS® #E4453048

**\$860,000**

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 \$860,000

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 | 49                |
| Zoning         | Zone 12           |

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