

## \$675,000 - 9527 100a Street, Edmonton

MLS® #E4460925

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,639 sqft

Single Family on 0.00 Acres

Rosssdale, Edmonton, AB

SPACIOUS ROSSDALE 2.5 STOREY ON A TREE-LINED STREET! A unique opportunity, over 2,500 sqft 3 bed, 2.5 bath home nestled a quiet street with a beautiful tree canopy, just steps to the ravine, trails, and playground. Carefully maintained and a perfect floor plan with all huge rooms. The open main floor has a sunlit living room with bay window and gas fireplace, a dining room for entertaining, and a bright kitchen with Kitchen Craft cabinets, a massive walk-in pantry (fits a freezer!), generous eating nook, and morning light through the abundant windows. Upstairs, the primary suite features a walk-in closet and ensuite, while a versatile den/3rd bedroom opens to a sunny balcony. The top-floor loft is an airy retreat filled with natural light. High efficient furnace 2019, hot water tank 2016 and ALL COPPER / PVC PLUMBING (no poly-B)! With an unfinished basement, double garage, and unbeatable location minutes to downtown, this is a rare chance to live in sought-after Rosssdale. Welcome home!

Built in 1990

### Essential Information

MLS® # E4460925

Price \$675,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,639                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9527 100a Street |
| Area        | Edmonton         |
| Subdivision | Rossdale         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5K 0V5          |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Off Street Parking, Front Porch |
| Parking Spaces | 2                               |
| Parking        | Double Garage Detached          |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                         |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                       |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 12           |

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Listing information last updated on October 22nd, 2025 at 12:02am MDT