

\$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
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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	15
Zoning	Zone 12

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