

Courtesy Of Zach Koziak Of Black Sheep Realty

## \$500,000 - 9739 102 Street, Edmonton

MLS® #E4451725

**\$500,000**

2 Bedroom, 2.50 Bathroom, 1,443 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Welcome to this beautifully maintained home tucked away on a quiet street in Rossdale, only steps from Edmonton's scenic river valley and minutes to downtown. With 2 large bedrooms each with their own ensuite, this home offers comfort and privacy in every corner. The primary features a 4-piece ensuite and walk-in closet, while the second bedroom has its own 3-piece ensuite. The main floor is open and inviting with hardwood floors, an updated kitchen with granite countertops, and a cozy living room with a corner gas fireplace wrapped in granite. This end unit has lots of additional natural light from the north facing windows. Step outside to your private backyard with a composite deck, perfect for relaxing or entertaining. You also have the convenience of a 2-piece powder room and an attached single garage. Whether you're walking to the river trails or enjoying the peace of your quiet street, this home offers the best of Edmonton's natural environment and convenient city living.

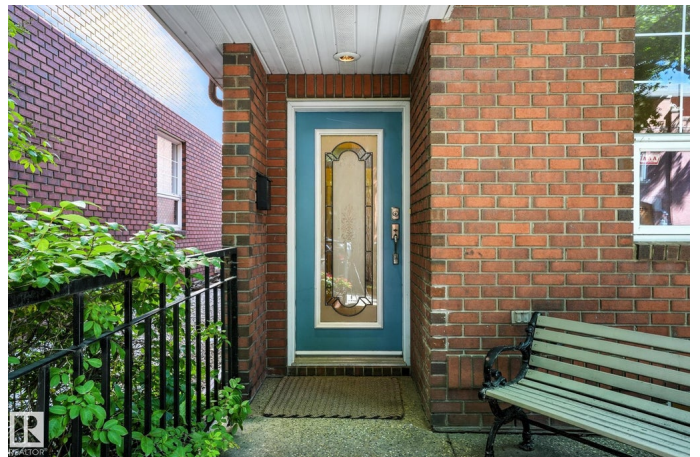
Built in 1990

### Essential Information

MLS® # E4451725

Price \$500,000

Bedrooms 2



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,443                |
| Acres          | 0.00                 |
| Year Built     | 1990                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9739 102 Street |
| Area        | Edmonton        |
| Subdivision | Rossdale        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0X3         |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, Vacuum System-Roughed-In, HRV System |
| Parking   | Single Garage Attached                                                             |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Fireplace         | Yes                                                                                                         |
| Fireplaces        | Corner, Marble Surround                                                                                     |
| Stories           | 3                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Partially Finished                                                                                    |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance |

|              |                                                        |
|--------------|--------------------------------------------------------|
|              | Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                       |
| Construction | Wood, Brick, Vinyl                                     |
| Foundation   | Concrete Perimeter                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 12          |

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Listing information last updated on August 20th, 2025 at 5:02pm MDT