

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

MLS® #E4460925

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,639 sqft

Single Family on 0.00 Acres

Rossdale, 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 walk-in pantry, generous eating nook, and morning light through the plant window. 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. With an unfinished basement, double garage, and unbeatable location minutes to downtown, this is a rare chance to live in sought-after Rossdale. 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                5

Zoning                            Zone 12

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Listing information last updated on October 9th, 2025 at 8:16pm MDT