

## \$900,000 - 9457 100a Avenue, Edmonton

MLS® #E4447569

**\$900,000**

4 Bedroom, 3.00 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Steps from downtown and the river valley, this iconic modern home in Edmonton's Riverdale offers unmatched access to trails, cafes, parks, and city life. Enjoy stunning 270° views from the rooftop patio, overlooking lush river valley landscapes and skyline. Architecturally striking, it features Shou Sugi Ban cedar siding, polished concrete floors, built-in A/C, and a wired-in surround sound system. The open-concept main floor showcases glossy cabinetry and a dramatic 16-ft redwood island. The loft-inspired main-level primary suite offers reclaimed wood flooring, exposed brick, and a spa-like Italian marble ensuite. Three additional bedrooms, a stylish bath, and an office provide space for family or work. The walkout basement is made for entertaining, with a full bath, sauna, and custom bar. Energy-efficient with green building touches and over 2,600 sqft of upscale living space, this home defines urban luxury steps from nature, and just minutes to downtown's cafes, parks, trails, and river valley access.

Built in 2011

### Essential Information

MLS® # E4447569

Price \$900,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,668                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9457 100a Avenue |
| Area        | Edmonton         |
| Subdivision | Riverdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0A6          |

### Amenities

|                |                                                                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Hot Water Tankless, Patio, Sauna; Swirlpool; Steam, Walkout Basement, Green Building, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 3                                                                                                                                                                                                                                                                  |
| Parking        | Single Garage Attached                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                                                                |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane                                                                                                                                                      |
| Construction      | Wood, Metal, Stucco                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 13         |

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Listing information last updated on August 2nd, 2025 at 5:47pm MDT