

Courtesy Of Selena Atkinson Of Exp Realty

\$825,000 - 10015 97 Avenue, Edmonton

MLS® #E4462485

\$825,000

5 Bedroom, 3.50 Bathroom, 2,215 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Discover this spectacular home in Rossdale on a double lot, only steps to the River Valley with striking views of the Alberta Legislature from your front street. The main floor features a spacious open-concept kitchen with gas stove, granite counter tops and SS Appliances. The formal dining room is one of a kind w/ custom curtains that will make for a conversation piece at dinner! The cozy front living room sets the mood with a gas fire place & original built-in craftsman cabinets. The main floor primary bedroom includes a renovated 5-piece ensuite w/ a tiled shower & clawfoot tub to maintain the homes old-school charm. Upstairs, an open loft is perfect for a morning coffee, or cuddling with the family for a movie. Two generously sized bedrooms each offer built-in window nooks for reading/extra storage. The fully finished basement has 2 bedroom in-law suite with massive windows, and it's own private entrance and private patio. Major updates: plumbing, electrical, shingles, triple pane windows, and more!

Built in 1944

Essential Information

MLS® # E4462485

Price \$825,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,215
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10015 97 Avenue
Area	Edmonton
Subdivision	Rosssdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0A9

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Parking-Extra, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Walk-up Basement
Parking Spaces	4
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Private Setting, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	King Edward Elementary
Middle	Westminster School
High	McNally High School

Additional Information

Date Listed	October 17th, 2025
Days on Market	24
Zoning	Zone 12

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