# \$629,000 - 10004 97 Avenue, Edmonton

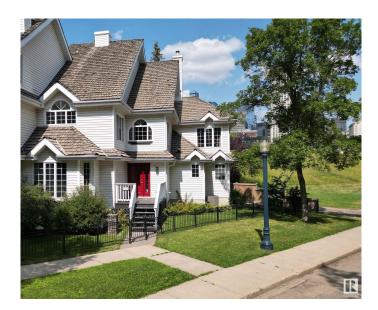
MLS® #E4429477

#### \$629,000

3 Bedroom, 3.50 Bathroom, 2,326 sqft Single Family on 0.00 Acres

Rossdale, Edmonton, AB

MILLION DOLLAR VIEW. Stunning END UNIT, 3-bed, 4-bath with RIVER and DOWNTOWN views. Natural light pours through numerous windows. With unobstructed views it seems like the only house around. The third-floor master retreat is a true sanctuary, offering breathtaking downtown skyline views. The renovated ensuite is a spa-like escape, featuring a modern clawfoot tub, a spacious rain shower, and a skylight that bathes the space in natural light. Enjoy the ease of low-maintenance landscaping and the convenience of a finished double garage. City skyline and River Valley views are a highlight, visible from multiple points within the home. The kitchen is a culinary masterpiece, showcasing unique oak countertops and custom cabinetry. Located near the Edmonton Trail circuit, Gallagher Park, The Muttart Conservatory, RE/MAX Field, and downtown, this home epitomizes refined urban living. Upgrades include hardwood flooring, gas fireplace, gas stove, custom drapery, upgraded lighting, and beautifully renovated baths







Built in 1991

### **Essential Information**

MLS® # E4429477 Price \$629,000

| Bedrooms       | 3                           |
|----------------|-----------------------------|
| Bathrooms      | 3.50                        |
| Full Baths     | 3                           |
| Half Baths     | 1                           |
| Square Footage | 2,326                       |
| Acres          | 0.00                        |
| Year Built     | 1991                        |
| Туре           | Single Family               |
| Sub-Type       | <b>Residential Attached</b> |
| Style          | 3 Storey                    |
| Status         | Active                      |

# **Community Information**

| Address     | 10004 97 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Rossdale        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0B1         |

## Amenities

| Amenities | Closet Organizers, Deck, Detectors Smoke, No Animal Home, No |  |  |  |
|-----------|--|--|--|--|
|           | Smoking Home, Vaulted Ceiling, Vinyl Windows                 |  |  |  |
| Parking   | Double Garage Attached                                       |  |  |  |

### Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,<br>Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings,<br>Wine/Beverage Cooler, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Freestanding, Glass Door, Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

Exterior Wood, Vinyl
Exterior Features Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View Downtown
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

| Date Listed    | April 6th, 2025 |
|----------------|-----------------|
| Days on Market | 27              |
| Zoning         | Zone 12         |
| HOA Fees       | 200             |
| HOA Fees Freq. | Monthly         |

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Listing information last updated on May 2nd, 2025 at 10:17pm MDT