

# \$569,900 - 9119 101 Avenue, Edmonton

MLS® #E4451615

**\$569,900**

3 Bedroom, 3.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

STONE™S THROW TO DOWNTOWN & RIVER VALLEY! Here™s your chance to live in the coveted BRICKYARD in Riverdale! This IMPECCABLY maintained executive duplex offers over 2100sq ft of BEAUTIFULLY RENOVATED living space w/ charming yard and DOUBLE GARAGE. Open concept main floor features living room w/ GLEAMING HARDWOOD & cozy fireplace. GORGEOUS kitchen w/ large island w/ GRANITE counters, upgraded appliances incl. fridge (2025), large island all are open to the sunny dining room. Upstairs has TWO HUGE bedroom retreats each with their own walk-in closets and full ensuites. FULLY FINISHED basement w/ COZY rec room, large 3rd bedroom and 3rd full bath. BACKYARD OASIS w/ large deck, & low maintenance yard. Recent updates & upgrades include: A/C, washer/dryer 2023, furnace blower 2024. Live your best walkable life with STUNNING TRAILS, parks, schools, downtown, & trendy eateries at your doorstep. AMAZING PLACE TO CALL HOME!

Built in 2002

## Essential Information

MLS® # E4451615

Price \$569,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9119 101 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4P1

### Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 7th, 2025
Days on Market	2
Zoning	Zone 13

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Listing information last updated on August 8th, 2025 at 11:47pm MDT