

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

MLS® #E4460925

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,639 sqft

Single Family on 0.00 Acres

Rosssdale, 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 Kitchen Craft cabinets, a massive walk-in pantry (fits a freezer!), generous eating nook, and morning light through the abundant windows. 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. High efficient furnace 2019, hot water tank 2016 and ALL COPPER / PVC PLUMBING (no poly-B)! With an unfinished basement, double garage, and unbeatable location minutes to downtown, this is a rare chance to live in sought-after Rosssdale. 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	10
Zoning	Zone 12

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 2:32pm MDT