

Courtesy Of Christine L Chorney Of RE/MAX River City

\$629,000 - 10004 97 Avenue, Edmonton

MLS® #E4420109

\$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® # | E4420109 |
| Price | \$629,000 |



| | |
|----------------|----------------------|
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,326 |
| Acres | 0.00 |
| Year Built | 1991 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| 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, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, 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 | February 3rd, 2025 |
| Days on Market | 60 |
| Zoning | Zone 12 |
| HOA Fees | 200 |
| HOA Fees Freq. | Monthly |

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Listing information last updated on April 4th, 2025 at 1:02pm MDT