

# \$1,000,000 - 9457 100a Avenue, Edmonton

MLS® #E4430501

**\$1,000,000**

4 Bedroom, 3.00 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Nestled in Edmonton's vibrant Riverdale community, this iconic modern home offers an unbeatable location just steps from downtown's cafes, shops, and pubs. Boasting a amazing ROOFTOP PATIO with 270-degree panoramic river valley views, this architectural gem features Shou Sugi Ban cedar siding, an open-concept living space with sleek glossy cabinets, a 16-foot redwood island, A/C, wired-in SOUND SYSTEM throughout the home and stunning concrete floors. The loft-inspired master suite on the main level includes reclaimed wood floors & brick wall and a luxurious white Italian marble en suite. Enjoy ample space with 3 additional bedrooms, a stylish bath and an office. The finished walkout basement is perfect for entertaining with a built-in bar, full bath & SAUNA. Perfect for visitors. Totalling over 2600sqft of living space. Energy-efficient, with green building features and direct access to the river valley, trails and local parks, this home combines modern luxury with sustainable living.

Built in 2011

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4430501    |
| Price  | \$1,000,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,668                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9457 100a Avenue |
| Area        | Edmonton         |
| Subdivision | Riverdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0A6          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Hot Water Tankless, Patio, Sauna; Swirlpool; Steam, Walkout Basement, Green Building, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 3  |
| Parking        | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco  |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane  |
| Construction      | Wood, Metal, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 13          |

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Listing information last updated on May 3rd, 2025 at 10:17am MDT