

## \$415,000 - 9740 101 Street, Edmonton

MLS® #E4460418

**\$415,000**

2 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Welcome to this amazing opportunity to own in the highly desirable community of Rossdale on the south end of our Incredible Downtown area. This townhouse does not have any condo fees and is in a great location. Park on the street, in the single attached garage, or the driveway and make your way inside. The main level has a long entrance that connects from the front door to the garage door with a 2-piece bathroom, a large living room, dining room and kitchen with all the appliances complete this level. Make your way upstairs to a large primary bedroom with room for an office, walk in closet and balcony, a 4-piece bathroom with laundry, and a 2nd big bedroom. Basement is complete with rec room, 3-piece bathroom, utility and storage room. Spend your summers inside with central A/C keeping you cool or on the back deck. Steps away from breathtaking views of the city, parks, schools, shopping, golfing and so much more.

Built in 1990

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460418  |
| Price     | \$415,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,444                |
| Acres          | 0.00                 |
| Year Built     | 1990                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9740 101 Street |
| Area        | Edmonton        |
| Subdivision | Rosssdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0W8         |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Insulation-Upgraded, No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 2                                                                                                                                       |
| Parking        | Single Garage Attached                                                                                                                  |

### Interior

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                              |
| Stories      | 3                                                                                                                                      |
| Has Basement | Yes                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 12           |

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Listing information last updated on October 29th, 2025 at 4:17am MDT