

## \$640,000 - 10020 97 Avenue, Edmonton

MLS® #E4458193

**\$640,000**

3 Bedroom, 3.50 Bathroom, 2,500 sqft

Single Family on 0.00 Acres

Rossdale, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Centrally located in Edmonton's lush river valley, this beautiful 2,531 sqft 3 storey townhouse w finished basement & heated/insulated detached double garage offers top tier quality & location. Just a 1 min walk to the river, 10 min to the Ice District/Funicular/YEG Ice Wall & 10 min bike ride to the UofA on the river valley trails. Features 3+1 BR, home theatre, granite/onyx wet bar & Italian marble steam room. Selected for Edmonton's Front Yards in Bloom, it boasts bountiful perennial fruit, herb and flower gardens. Rossdale residents receive free admission to Riverhawk games at the stadium 3 blocks away. Parking permits ensure ample street parking. HOA fees are \$200/month and include snow removal, grass cutting & annual exterior/window washing. Well built by Abbey Lane in 1993 with R2000 construction, hardwood, ss appliances, very bright with huge open 3rd floor loft & fenced private back yard!

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458193  |
| Price     | \$640,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 2,500                |
| Acres          | 0.00                 |
| Year Built     | 1993                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10020 97 Avenue |
| Area        | Edmonton        |
| Subdivision | Rosssdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0B1         |

### Amenities

|                |                                                                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, Guest Suite, Party Room, Smart/Program. Thermostat, Sauna; Swirlpool; Steam, Security Window Bars, Wet Bar, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                                                                            |
| Parking        | Double Garage Detached, Front/Rear Drive Access, Heated, Insulated                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator-Energy Star, Stacked Washer/Dryer, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems |
| Heating           | Forced Air-1, In Floor Heat System, Electric, Natural Gas                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                              |
| Fireplaces        | Direct Vent                                                                                                                                                                                                                                                      |
| Stories           | 4                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                                                                                                                         |

**Exterior**

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                         |
| Exterior Features | Back Lane, Boating, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Public Transportation, River View, Schools, Ski Hill Nearby, Vegetable Garden, View City, View Downtown |
| Roof              | Cedar Shakes                                                                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                                                                         |
| Foundation        | Slab                                                                                                                                                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 12              |
| HOA Fees       | 200                  |
| HOA Fees Freq. | Monthly              |

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 September 24th, 2025 at 2:47am MDT