

## \$900,000 - 9457 100a Avenue, Edmonton

MLS® #E4447569

**\$900,000**

4 Bedroom, 3.00 Bathroom, 1,668 sqft  
Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Steps from downtown and the river valley, this iconic modern home in Edmontonâ€™s Riverdale offers unmatched access to trails, cafes, parks, and city life. Enjoy stunning 270Â° views from the rooftop patio, overlooking lush river valley landscapes and skyline. Architecturally striking, it features Shou Sugi Ban cedar siding, polished concrete floors, built-in A/C, and a wired-in surround sound system. The open-concept main floor showcases glossy cabinetry and a dramatic 16-ft redwood island. The loft-inspired main-level primary suite offers reclaimed wood flooring, exposed brick, and a spa-like Italian marble ensuite. Three additional bedrooms, a stylish bath, and an office provide space for family or work. The walkout basement is made for entertaining, with a full bath, sauna, and custom bar. Energy-efficient with green building touches and over 2,600 sqft of upscale living space, this home defines urban luxury steps from nature, and just minutes to downtownâ€™s cafes, parks, trails, and river valley access.

Built in 2011

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4447569  |
| Price  | \$900,000 |



|                |                        |
|----------------|------------------------|
| 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    | July 14th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 13         |

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 July 20th, 2025 at 5:32pm MDT