

## \$499,900 - 9621 101 Street, Edmonton

MLS® #E4383383

**\$499,900**

1 Bedroom, 3.00 Bathroom, 1,260 sqft  
Single Family on 0.00 Acres

Rossdale, Edmonton, AB

Infill lot in the desirable neighborhood of Rossdale with view of Legislature Building. Could be renovated to maintain a livable home. Has Jacuzzi and Sauna. Available for quick possession. Zoned for infills, and can accommodate a duplex or front to back 4-plex.

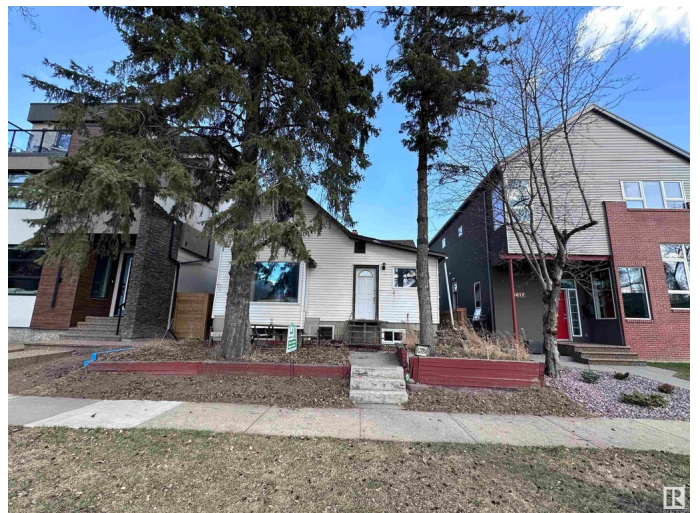
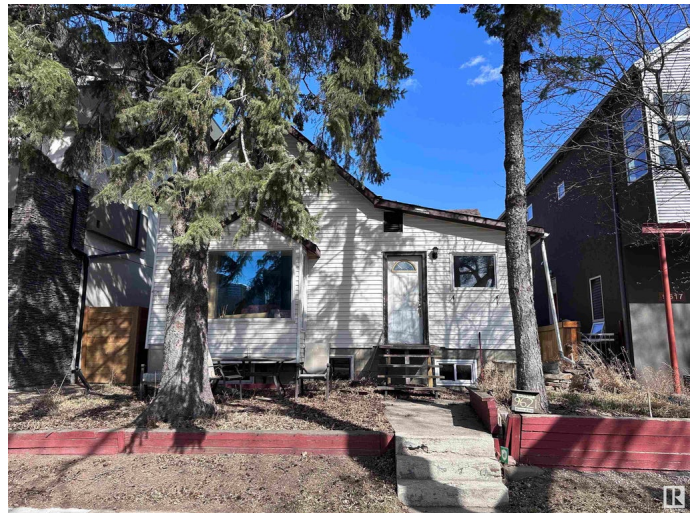
Built in 1910

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4383383               |
| Price          | \$499,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,260                  |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9621 101 Street |
| Area        | Edmonton        |
| Subdivision | Rossdale        |
| City        | Edmonton        |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T5K 0W7 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | On Street Parking      |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Environmental Reserve, Fenced, Flat Site, Level Land, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2024 |
| Days on Market | 347              |
| Zoning         | Zone 12          |

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 April 3rd, 2025 at 2:17pm MDT