

Courtesy Of Diana Wong Of RE/MAX River City

# \$1,289,000 - 8908 101 Avenue, Edmonton

MLS® #E4423164

**\$1,289,000**

4 Bedroom, 3.50 Bathroom, 3,330 sqft  
Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Experience a true architectural gem nestled in the heart of Edmonton's picturesque River Valley! This exceptional ICF luxury home combines tranquility with modern convenience, surrounded by mature trees and parks, yet only minutes from downtown, dining, and universities. The south-facing bay windows offer stunning views of a nearby school park, while the expansive living room features a striking 20-foot stone fireplace. The chef-inspired kitchen is perfect for entertaining, and the main level also includes a private office with its own entrance. Upstairs, a bonus room overlooks the fireplace and leads to a deck designed for a future sunroom. The fully finished 2,200 sq ft basement is equipped with a second kitchen, laundry room, 11 foot ceilings, and a bathroom featuring a steam shower. The third level showcases an awe-inspiring 1,700 sq. ft. rooftop patio with panoramic views of downtown. Thoughtfully designed with impeccable attention to detail, this home offers 6,000 sq ft of luxurious living space.

Built in 2007

## Essential Information

MLS® #	E4423164
Price	\$1,289,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,330
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8908 101 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1P7

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Dance Floor, Deck, Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, Party Room, Patio, Security Door, Vinyl Windows, Green Building, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Stove-Electric, Stove-Gas, Vacuum System Attachments, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Geo Thermal, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing, Woodstove
Stories	3
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior ICFs (Insulated Concrete Forms), Wood, Metal, Stucco

Exterior Features Corner Lot, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown

Roof EPDM Membrane

Construction ICFs (Insulated Concrete Forms), Wood, Metal, Stucco

Foundation Insulated Concrete Form

## Additional Information

Date Listed February 27th, 2025

Days on Market 13

Zoning Zone 13

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