Courtesy Of Darya M Pfund Of Easy List Realty

$640,000 - 10020 97 Avenue, Edmonton

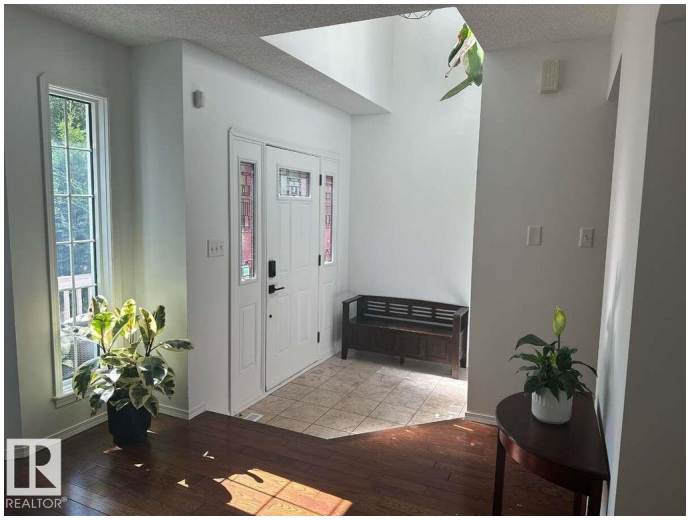
MLS® #E4458193

$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	Rossdale
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
Zoning	Zone 12
HOA Fees	200
HOA Fees Freq.	Monthly

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Listing information last updated on September 17th, 2025 at 8:17pm MDT