

## \$598,000 - 10004 97 Avenue, Edmonton

MLS® #E4441204

**\$598,000**

3 Bedroom, 3.50 Bathroom, 2,326 sqft

Single Family on 0.00 Acres

Rosssdale, Edmonton, AB

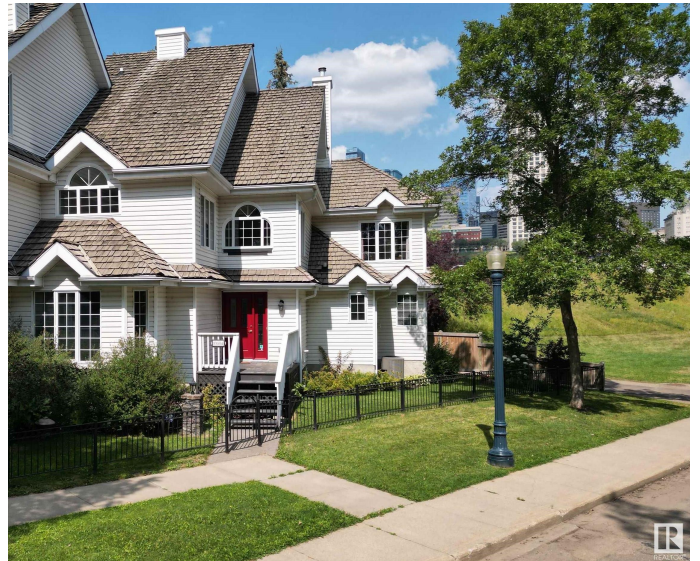
No condo fees in this MILLION DOLLAR VIEW. Stunning END UNIT, 3-bed, 4-bath with RIVER and DOWNTOWN views. Natural light pours through numerous windows. With unobstructed views it seems like the only house around. The third-floor master retreat is a true sanctuary, offering breathtaking downtown skyline views. The renovated ensuite is a spa-like escape, featuring a modern clawfoot tub, a spacious rain shower, and a skylight that bathes the space in natural light. Enjoy the ease of low-maintenance landscaping and the convenience of a finished double garage. City skyline and River Valley views are a highlight, visible from multiple points within the home. The kitchen is a culinary masterpiece, showcasing unique oak countertops. Located near the Edmonton Trail circuit, Gallagher Park, The Muttart Conservatory, RE/MAX Field, and downtown, this home epitomizes refined urban living. Upgrades include hardwood flooring, gas fireplace, gas stove, custom drapery, upgraded lighting, and beautifully renovated baths

Built in 1991

### Essential Information

MLS® # E4441204

Price \$598,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 2,326                |
| Acres          | 0.00                 |
| Year Built     | 1991                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10004 97 Avenue |
| Area        | Edmonton        |
| Subdivision | Rossdale        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0B1         |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                    |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                         |
| Fireplaces        | Freestanding, Glass Door, Mantel                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Cedar Shakes                                                                                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                                                           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 12        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Monthly        |

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Listing information last updated on June 17th, 2025 at 4:02am MDT