

# \$569,900 - 9119 101 Avenue, Edmonton

MLS® #E4451615

**\$569,900**

3 Bedroom, 3.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

STONE’S THROW TO DOWNTOWN & RIVER VALLEY! Here’s your chance to live in the coveted BRICKYARD in Riverdale! This IMPECCABLY maintained executive duplex offers over 2100sq ft of BEAUTIFULLY RENOVATED living space w/ charming yard and DOUBLE GARAGE. Open concept main floor features living room w/ GLEAMING HARDWOOD & cozy fireplace. GORGEOUS kitchen w/ large island w/ GRANITE counters, upgraded appliances incl. fridge (2025), large island all are open to the sunny dining room. Upstairs has TWO HUGE bedroom retreats each with their own walk-in closets and full ensuites. FULLY FINISHED basement w/ COZY rec room, large 3rd bedroom and 3rd full bath. BACKYARD OASIS w/ large deck, & low maintenance yard. Recent updates & upgrades include: A/C, washer/dryer 2023, furnace blower 2024. Live your best walkable life with STUNNING TRAILS, parks, schools, downtown, & trendy eateries at your doorstep. AMAZING PLACE TO CALL HOME!

Built in 2002

## Essential Information

MLS® # E4451615

Price \$569,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,462         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9119 101 Avenue |
| Area        | Edmonton        |
| Subdivision | Riverdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 4P1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Tile Surround                                                                                       |
| Stories           | 3                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Finished                                                                                      |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Brick, Stone, Vinyl                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, |

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
|              | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                   |
| Construction | Wood, Brick, Stone, Vinyl                                          |
| Foundation   | Concrete Perimeter                                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 13          |

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Listing information last updated on August 15th, 2025 at 10:48am MDT