\$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

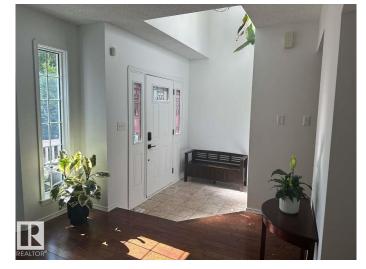
Essential Information

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

Days on Market 48

Zoning Zone 12

HOA Fees 200

HOA Fees Freq. Monthly

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Listing information last updated on November 4th, 2025 at 10:17am MST