

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

MLS® #E4441204

**\$598,000**

3 Bedroom, 3.50 Bathroom, 2,326 sqft  
Single Family on 0.00 Acres

Rossdale, 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	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	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	9
Zoning	Zone 12
HOA Fees	200
HOA Fees Freq.	Monthly

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