

# \$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	32
Zoning	Zone 12
HOA Fees	200
HOA Fees Freq.	Monthly

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 11:32pm MDT