

# \$999,900 - 9453 100a Avenue, Edmonton

MLS® #E4419283

**\$999,900**

3 Bedroom, 3.00 Bathroom, 825 sqft  
Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Exceptional turnkey investment opportunity! This unique 3-unit property (main house with suite, PLUS recently developed garden suite above detached garage) offers outstanding cash flow and rental unit mix, ideally located just steps from Edmonton's best destinations. The property features a charming bungalow home, a legal walkout basement suite, and a modern laneway home, all on a single, park-facing 50 ft x 120 ft lot with stunning river valley views and a beautifully landscaped yard. Adding to its established rental income, there is room to build two additional suites, making this an even greater investment. And yes, all three units are legal suites with permits. Don't miss out on this one-of-a-kind property.

Built in 1910

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4419283  |
| Price          | \$999,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 825       |
| Acres          | 0.00      |
| Year Built     | 1910      |



Unit 1 - Bungalow - 2 Bed, 1 Bath



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|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 9453 100a Avenue |
| Area        | Edmonton         |
| Subdivision | Riverdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0A6          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Deck, No Smoking Home, Parking-Extra, Patio, Walkout Basement, See Remarks |
| Parking   | Front/Rear Drive Access, Single Garage Detached, See Remarks  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Oven-Microwave, Stove-Countertop Electric, Dryer-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Hillside, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Rolling Land, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 26th, 2025 |
|-------------|--------------------|

Days on Market 68

Zoning Zone 13

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