

# \$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
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Days on Market 67

Zoning Zone 13

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