

\$375,000 - 10034 94 Street, Edmonton

MLS® #E4431149

\$375,000

2 Bedroom, 1.00 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Riverdale gem with redevelopment potential and stunning views. Set on a 30x123 ft lot with river valley and river views this one-and-a-half-storey home is full of character and creative upside. With two bedrooms and one bath it offers a rare chance to restore or reimagine. The upper loft serves as a cozy light-filled primary with warm wood paneling. The main-floor bedroom is ideal for guests or a home office. The kitchen was renovated in 2015 with modern finishes and updated appliances opening to a bright living space with hardwood floors. Downstairs features an exposed brick bathroom storage and space for future development. Recent upgrades include attic insulation, a newer roof and a hot water tank (2016). Zoned RF2 and currently tenant-occupied with an oversized detached garage this property is a great opportunity for builders, investors or homeowners. Located steps from trails, parks and downtown with a view thatâ€™s hard to beat.

Built in 1910

Essential Information

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|-----------|-----------|
| MLS® # | E4431149 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Square Footage | 1,065 |
| Acres | 0.00 |
| Year Built | 1910 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10034 94 Street |
| Area | Edmonton |
| Subdivision | Riverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 1Z3 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Hot Wtr Tank-Energy Star |
| Parking Spaces | 1 |
| Parking | Over Sized, Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Brick |

School Information

| | |
|------------|----------------------|
| Elementary | Norwood School |
| Middle | Spruce Avenue School |
| High | Victoria School |

Additional Information

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|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

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|----------------|----|
| Days on Market | 18 |
|----------------|----|

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|--------|---------|
| Zoning | Zone 13 |
|--------|---------|

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Listing information last updated on May 4th, 2025 at 7:17am MDT