

## \$400,000 - 9213 101a Avenue, Edmonton

MLS® #E4465962

**\$400,000**

2 Bedroom, 2.50 Bathroom, 1,041 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Charming character home in Riverdale with a white picket fence, beautifully landscaped yard, and brick patio off the back deck surrounded by gardens. This renovated early 1900s two-bedroom, three-bathroom home blends historic charm with modern upgrades. The upgraded kitchen features butcher block countertops, double wall ovens, and ample cabinetry. The main floor offers a spacious living room and dining area accented by tile and hardwood, along with a convenient two-piece bath. Upstairs, enjoy hardwood floors throughout both bedrooms and a stunning clawfoot tub in the three-piece bath. The finished basement adds a large family room with vinyl plank flooring, a four-piece bathroom, laundry area, and extra storage under the stairs, perfect for modern living in one of Edmonton's most sought-after communities.

Built in 1908

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465962  |
| Price      | \$400,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,041                  |
| Acres          | 0.00                   |
| Year Built     | 1908                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9213 101a Avenue |
| Area        | Edmonton         |
| Subdivision | Riverdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0C2          |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | On Street Parking, Deck, Fire Pit, Patio |
| Parking   | Single Garage Detached                   |

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                          |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 17th, 2025 |
|-------------|---------------------|

Days on Market 2

Zoning Zone 13

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 November 19th, 2025 at 2:47pm MST