

## \$799,000 - 8709 102 Avenue, Edmonton

MLS® #E4436333

**\$799,000**

4 Bedroom, 3.50 Bathroom, 3,596 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Riverdale â€” the perfect family community â€” small town feel in the heart of Yeg! Welcome to this beautifully built Perry Homes build, nestled in the highly sought-after Riverdale community. Built in 2000, this well-maintained home offers stunning River Valley views & an unbeatable location â€” 4 bedrooms (3 beds up & 1 down), 3.5 bathrooms, 2 Kitchens, Separate Entrance to the basement, movie room, west facing sun room, double attached garage & more. Inside, this spacious home allows for flexible living - perfect for families & working from home. As you walkthrough the home you will love the natural light & views out of every window. The fully finished basement features a second full kitchenâ€”ideal for extended family or guests. Enjoy the convenience of a rear-attached double garage and the charm of a fully fenced yard with great curb appeal. Just minutes to downtown, golf, cafes, charming local shops, schools & walking trails.

Built in 2000

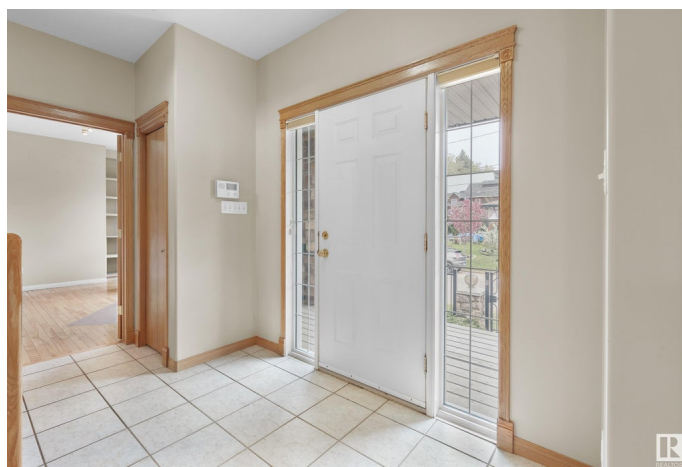
### Essential Information

MLS® # E4436333

Price \$799,000

Bedrooms 4

Bathrooms 3.50



Full Baths	3
Half Baths	1
Square Footage	3,596
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8709 102 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0C9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Vaulted Ceiling, Vinyl Windows, Infill Property
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, Ravine View, River View, Schools, Shopping Nearby, Treed Lot

Roof	Metal
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Riverdale School
Middle	Spruce Avenue School
High	Victoria School

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	8
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 May 22nd, 2025 at 4:47am MDT