

\$799,000 - 8709 102 Avenue, Edmonton

MLS® #E4436333

\$799,000

4 Bedroom, 3.50 Bathroom, 3,596 sqft

Single Family on 0.00 Acres

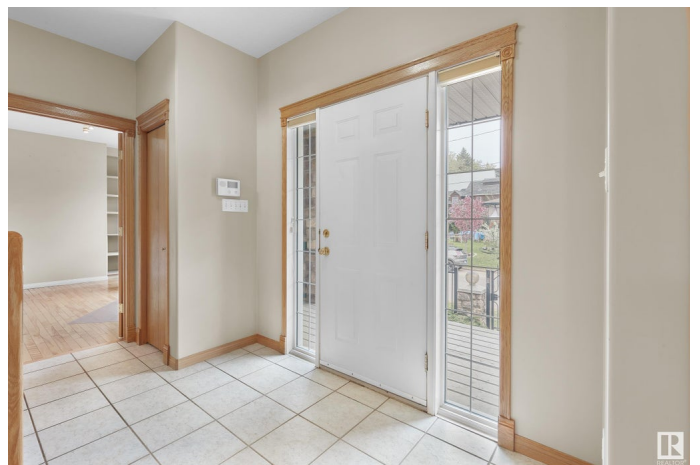
Riverdale, Edmonton, AB

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 | 20 |
| 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 June 2nd, 2025 at 10:17pm MDT