

## \$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 hidden 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 that's hard to beat.

Built in 1910

### Essential Information

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**

Date Listed            April 16th, 2025

Days on Market      4

Zoning                 Zone 13

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