

\$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 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	17
Zoning	Zone 13

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