

## \$475,000 - 9334 Cameron Avenue, Edmonton

MLS® #E4445195

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

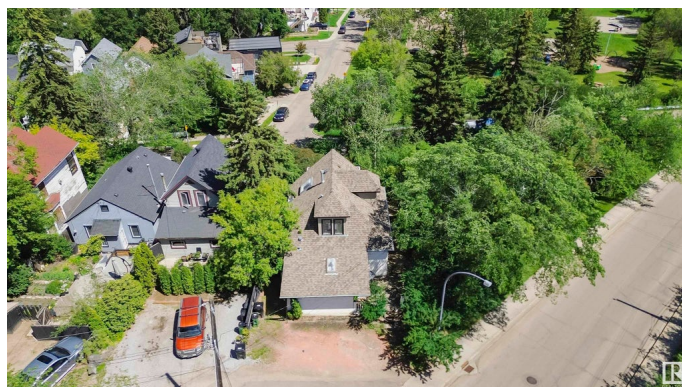
Riverdale, Edmonton, AB

Rare opportunity on one of Riverdale's most coveted streets - Cameron Avenue. This 438 m<sup>2</sup> lot sits in an elevated position that offers exceptional city and river valley views. Zoned RF2, it opens the door to a variety of low-density redevelopment options. The existing home, built in 1945 and approx. 1,328 sq. ft., is being sold as-is. Ideal for those seeking a prime redevelopment opportunity or the chance to explore restoration of a character home in a location that rarely comes available. Surrounded by architecturally striking infills and beautifully preserved residences, this property offers flexibility for builders or buyers with vision. The elevation and orientation of the lot make it a standout for those looking to capture stunning sightlines. Enjoy a lifestyle rooted in nature with access to trails, parks, and Edmonton's core just minutes away. A strategic investment in one of the city's most desirable neighborhoods!

Built in 1945

### Essential Information

MLS® #	E4445195
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,346
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9334 Cameron Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3R6

### Amenities

Amenities	See Remarks
Parking	Front Drive Access, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl, Hardie Board Siding
Exterior Features	Golf Nearby, Hillside, No Back Lane, Park/Reserve, Public Transportation, River Valley View, River View, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Riverdale School
------------	------------------

Middle	St. Kevin School
High	McNally School

### **Additional Information**

Date Listed	July 1st, 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 July 9th, 2025 at 6:47pm MDT