

# \$459,000 - 9334 Cameron Avenue, Edmonton

MLS® #E4445195

## \$459,000

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      | \$459,000 |
| 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 | 52             |
| Zoning         | Zone 13        |



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Listing information last updated on August 22nd, 2025 at 5:17am MDT