# \$329,900 - 103 9008 99 Avenue, Edmonton

MLS® #E4444362

### \$329,900

2 Bedroom, 2.00 Bathroom, 1,040 sqft Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Welcome Home! Terrific Riverdale Location direct access to River Valley Trails with easy commutes Downtown and to the rest of the city. Nestled softly in one of Edmonton's most sought after communities. Ground floor unit with large wrap around patio. Terrific complex and well cared for property boast Adult Living with tons to be proud of. Underground parking with storage locker and car wash. Grande entrance way leads to common area room, full gym, and pool table on the balcony overlooking main floor. Plenty of visitor parking in terrific turn about entrance way. Large open concept unit with in suite laundry. Full kitchen with pantry and kitchen island. Ample room for dining table. Huge living room leads to large wrap around patio. Large bedrooms and 2 full bathrooms. Master bedroom has plenty of storage and closet space leading to ensuite bathroom with tub. All appliances included. Central AC, Heat and Water Included in Fees, Pet Friendly. Fireplace sold as is. Wonderful opportunity and location!

Built in 2003

#### **Essential Information**

MLS® # E4444362 Price \$329,900

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,040 Acres 0.00 Year Built 2003

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 103 9008 99 Avenue

Area Edmonton
Subdivision Riverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 4M6

## **Amenities**

Amenities Air Conditioner, Car Wash, Parking-Visitor, Patio, See Remarks

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler

Heating Forced Air-1, Natural Gas

# of Stories 1
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 131

Zoning Zone 13

Condo Fee \$507

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Listing information last updated on November 4th, 2025 at 1:17pm MST