

## \$235,000 - 222 9008 99 Avenue, Edmonton

MLS® #E4447049

**\$235,000**

1 Bedroom, 1.00 Bathroom, 666 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Exceptional central Edmonton living in Riverdale. This one bedroom 665 square foot condo in the River Grande is an excellent opportunity for first time buyers, downtown professionals, or investors. Featuring a large living room with a north facing balcony, chef's kitchen with maple cabinets, stainless steel appliances, pot drawers, and a raised eat at bar, as well as a four piece bathroom, and a large primary bedroom. Other features and extras include heated underground parking with storage cage, corner gas fireplace in the living room, in suite laundry, dining area, built in A/C, roll shutter on the bedroom window, and a natural gas hookup on the balcony. The River Grand has extensive amenities including a workout room, rec room, party room, and a car wash bay in the parkade. Steps from river valley trails, minutes from downtown, and convenient access to schools and shopping.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447049  |
| Price          | \$235,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 666       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 222 9008 99 Avenue |
| Area        | Edmonton           |
| Subdivision | Riverdale          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 4M6            |

### Amenities

|           |                                                                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, See Remarks, Storage Cage |
| Parking   | Heated, Underground                                                                                                                                                                              |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Fireplace    | Yes                                                                                                          |
| Fireplaces   | Corner                                                                                                       |
| # of Stories | 4                                                                                                            |
| Stories      | 1                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | None, No Basement                                                                                            |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                           |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, View Downtown, See Remarks |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Brick, Stucco                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                72  
Zoning                              Zone 13  
Condo Fee                        \$330

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