

## \$319,900 - 9008 99 Avenue, Edmonton

MLS® #E4431313

**\$319,900**

2 Bedroom, 2.00 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Exceptional 1095 sq. ft 2 bedroom, 2 bath condo in the River Grande building located in the sought after community of Riverdale. Open and bright floor plan, ample storage, east facing patio and excellent access to elevator & parkade. Unit includes tandem heated underground parking with a storage locker. Condo fees \$550 including, heat, water, building insurance management & amenities which include an exercise room, party room, library, games room, guest suite, car wash and visitor parking. This pet friendly, welcoming, exceptionally well maintained building provides many opportunities for social engagement and active living with walking trails at your doorstep. A community garden, coffee shop, restaurant and bakery are all within walking distance in this vibrant community.

Built in 2004

### Essential Information

MLS® #	E4431313
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,095
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Patio, Social Rooms, Storage-In-Suite, Storage-Locker Room
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco, Wood
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Concrete, Brick, Stucco, Wood

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      April 16th, 2025

Days on Market                61

Zoning                              Zone 13

Condo Fee                        \$549



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 June 15th, 2025 at 10:17pm MDT