# \$225,000 - 9507 101 Avenue, Edmonton

MLS® #E4438614

### \$225,000

2 Bedroom, 1.00 Bathroom, 943 sqft Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

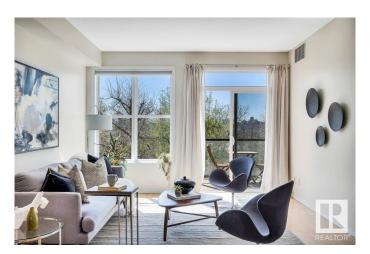
The View isn't just a nameâ€"it's a promise, and this unit delivers! Soak up jaw-dropping views of the River Valley and the iconic Tawatina Bridge right from your living room, with even more river scenery waiting just outside on your private balcony. Step out your door and onto endless kilometers of trailsâ€"perfect for cycling, running, walking, or just soaking in nature. And when it's time to plug back into city life, the downtown skyline greets you from the elevator, reminding you that every service, shop, and restaurant you could need is just minutes away. Inside, this 2-bedroom, 1-bath gem is all clean lines and effortless style. You'll love the real hardwood floors throughout the main spaces, the fresh, cozy carpet in the bedrooms, and the move-in ready condition. Add in central A/C, in-suite laundry, a titled underground parking stall, and your own storage cage, and you've got convenience, low maintenance, comfort, and characterâ€"all in one beautiful package at an exceptional price. City life awaits.

Built in 2002

#### **Essential Information**

MLS® # E4438614 Price \$225,000

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 943

Acres 0.00

Year Built 2002

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 9507 101 Avenue

Area Edmonton
Subdivision Riverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 4R1

## **Amenities**

Amenities Air Conditioner

Parking Heated, Underground

#### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan,

Oven-Built-In, Stacked Washer/Dryer, Stove-Countertop Electric,

Window Coverings

Heating Forced Air-1, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Golf Nearby, Hillside, Low Maintenance Landscape, River Valley View,

Schools, Shopping Nearby

Roof Tar & amp; Gravel

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 26th, 2025

Days on Market 21

Zoning Zone 13

Condo Fee \$463

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 10:32pm MDT