

# \$245,000 - 102 9008 99 Avenue, Edmonton

MLS® #E4449229

**\$245,000**

1 Bedroom, 1.00 Bathroom, 662 sqft  
Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Welcome to your perfect mix of city living and nature vibes! This stylish 1 bed, 1 bath condo in the heart of Edmonton’s river valley has all the bells and whistles. Step inside from your private porch, the elegant main entrance, or secure underground parking—it’s all yours. Inside, enjoy a modern open layout and a peaceful retreat from the busy city. Hit the building’s gym for a quick workout, or take your run outside along the stunning river valley trails. Downtown Edmonton is just a short walk away, putting restaurants, coffee shops, shopping, and nightlife all within reach. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this unit brings comfort, convenience, and a whole lot of “wow.” Urban life. Nature access. Everything you want, right where you want it.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449229  |
| Price          | \$245,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 662       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 102 9008 99 Avenue |
| Area        | Edmonton           |
| Subdivision | Riverdale          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 4M6            |

### Amenities

|           |                                                                                                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Car Wash, Detectors Smoke, Exercise Room, Front Porch, Guest Suite, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                                                                                                                                                 |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, River Valley View, River View, Schools, View City, View Downtown |
| Roof              | Clay Tile                                                                                                                                                       |
| Construction      | Wood, Brick, Stucco                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 13         |
| Condo Fee      | \$321           |

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Listing information last updated on August 2nd, 2025 at 9:47am MDT