# \$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

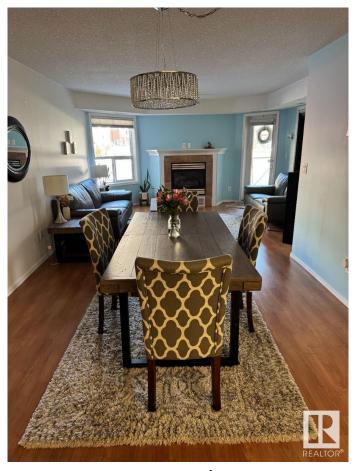
## **Additional Information**

Date Listed April 16th, 2025

Days on Market 60

Zoning Zone 13

Condo Fee \$549



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Listing information last updated on June 15th, 2025 at 6:17am MDT