

Courtesy Of Julia Gushue Of Real Broker

\$330,000 - 9008 99 Avenue, Edmonton

MLS® #E4434659

\$330,000

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Welcome to Riverdale, one of Edmonton's most beloved River Valley communities. This bright and meticulously maintained two-bedroom, two-bath condo offers the perfect blend of lifestyle, location, and low-maintenance living. Located in a quiet, well-kept building just steps from local cafe, community gardens, and scenic trails. This condo offers top value with its open-concept layout, in-suite laundry, fireplace, air conditioning, and a private south-facing balcony with BBQ hook-up – ideal for morning coffee or winding down after a walk in the valley. The building offers underground parking, a wash bay, a gym, a lounge with a pool table, a rentable dining area with a kitchen for hosting gatherings and an extra room to book for company. Whether you're a first-time buyer, professional, or downsizer, this is an opportunity to own in a community that feels tucked away and incredibly connected.

Built in 2004

Essential Information

MLS® #	E4434659
Price	\$330,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,089
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, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Storage-Locker Room, See Remarks, Natural Gas BBQ Hookup
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Public Transportation, River Valley View, See Remarks, Private Park Access
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 5th, 2025
Days on Market	42
Zoning	Zone 13
Condo Fee	\$499

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