

## \$354,000 - 9503 101 Avenue, Edmonton

MLS® #E4434888

**\$354,000**

2 Bedroom, 2.00 Bathroom, 1,227 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Looking for a beautifully renovated downtown condo with river valley views and unbeatable access to Edmonton's best walking trails? Welcome to The View in Riverdale! This stunning main-floor unit is one of the largest in the building, offering over 1,200 sq. ft. of thoughtfully designed living space. The fully remodeled kitchen features an oversized island with waterfall granite countertops, breakfast seating, bright white cabinetry, new stainless steel appliances, new lighting throughout and undermount lighting, and stylish fixtures. Both bathrooms have been refreshed with new vanities, toilets, and modern tile flooring. Wake up in your primary suite to gorgeous river valley views, and enjoy the same scenery from your open-concept living and dining area—perfect for hosting. Step onto your private patio and soak in the peaceful surroundings. Plus, you're just a short walk to Lower Riverdale's caf s, restaurants, and breweries. Comes with a tandem parking stall and storage!

Built in 2002

### Essential Information

MLS® # E4434888

Price \$354,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	9503 101 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4R1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Parking-Visitor, Patio, Secured Parking, Security Door, Vinyl Windows, Storage Cage
Parking	Double Indoor, Heated, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Hillside, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View Downtown

Roof	Flat
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	40
Zoning	Zone 13
Condo Fee	\$654

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Listing information last updated on June 16th, 2025 at 4:32am MDT