

## \$329,900 - 103 9008 99 Avenue, Edmonton

MLS® #E4444362

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,040 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Welcome Home! Terrific Riverdale Location direct access to River Valley Trails with easy commutes Downtown and to the rest of the city. Nestled softly in one of Edmonton's most sought after communities. Ground floor unit with large wrap around patio. Terrific complex and well cared for property boast Adult Living with tons to be proud of. Underground parking with storage locker and car wash. Grande entrance way leads to common area room, full gym, and pool table on the balcony overlooking main floor. Plenty of visitor parking in terrific turn about entrance way. Large open concept unit with in suite laundry. Full kitchen with pantry and kitchen island. Ample room for dining table. Huge living room leads to large wrap around patio. Large bedrooms and 2 full bathrooms. Master bedroom has plenty of storage and closet space leading to ensuite bathroom with tub. All appliances included. Central AC, Heat and Water Included in Fees, Pet Friendly. Fireplace sold as is. Wonderful opportunity and location!

Built in 2003

### Essential Information

MLS® # E4444362

Price \$329,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 103 9008 99 Avenue |
| Area        | Edmonton           |
| Subdivision | Riverdale          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 4M6            |

### **Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Parking-Visitor, Patio, See Remarks |
| Parking Spaces | 1                                                              |
| Parking        | Underground                                                    |

### **Interior**

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

### **Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 13         |
| Condo Fee      | \$507           |

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Listing information last updated on September 20th, 2025 at 1:02am MDT