

## \$225,000 - 102 9008 99 Avenue, Edmonton

MLS® #E4459393

**\$225,000**

1 Bedroom, 1.00 Bathroom, 663 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Welcome to resort-style living in the heart of Edmonton's beloved Riverdale! This gorgeous 1 bedroom, 1 bathroom ground floor condo offers the perfect blend of comfort and convenience. Located in an 18+ building with premium amenities including a guest suite, exercise room with sweeping views, pool table, shuffleboard, and even a car wash bay in the heated underground parkade, every day feels like a getaway. All of this and LOW CONDO FEES! Step outside and immerse yourself in the stunning river valley—enjoy trails, the Tawatina Bridge, Muttart Conservatory, and even Accidental Beach, all just steps from your front door. In the back, brunch and local treats await at the iconic Little Brick café. This pet-friendly building makes life easy, especially with ground floor access—no waiting on elevators when it's time to take the dog out. Experience a vibrant, connected lifestyle in one of Edmonton's most unique and sought-after communities!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459393  |
| Price     | \$225,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 663                    |
| 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      | Car Wash, Exercise Room, Guest Suite, See Remarks |
| Parking Spaces | 1                                                 |
| Parking        | Heated, Underground                               |

### **Interior**

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garburator, Microwave Hood Fan, 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, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Clay Tile           |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 56                   |
| Zoning         | Zone 13              |
| Condo Fee      | \$321                |

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Listing information last updated on November 20th, 2025 at 6:47pm MST