\$330,000 - 137 9008 99 Avenue, Edmonton

MLS® #E4434659

\$330,000

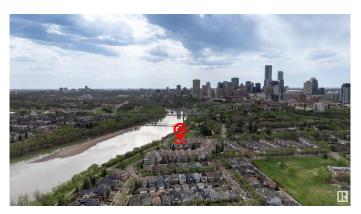
2 Bedroom, 2.00 Bathroom, 1,089 sqft Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Looking for privacy while staying connected to the best of the city? This bright and meticulously maintained 2-bedroom, 2-bathroom condo in Riverdale offers the ideal mix of lifestyle, location, and low-maintenance living. Enjoy an open-concept layout with in-suite laundry, air conditioning, a cozy fireplace, and a private south-facing balcony with BBQ hook-upâ€"perfect for your morning coffee or unwinding after a walk in the River Valley. Located in a quiet, well-managed building just steps from a local cafA©, community gardens, and scenic trails, this home is a rare find. The building also features underground parking with a car wash bay, a gym, a lounge with a pool table, a rentable dining area with a full kitchen, and a guest room for overnight visitors. Whether you're a first-time buyer, professional, or downsizer, this home offers incredible value in one of Edmonton's most cherished neighborhoods. Riverdale: where nature meets city living.







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 137 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, 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

Usa Danasa (V

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Brick, Stucco

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 52

Zoning Zone 13

Condo Fee \$499

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Listing information last updated on June 26th, 2025 at 3:32am MDT