

\$364,900 - 304 9008 99 Avenue, Edmonton

MLS® #E4437251

\$364,900

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Live carefree with a view of the River Valley in the very desirable River Grande adult Condo! This recently updated 2 bdrm, 3rd floor unit is modern and cozy! Upgrades include bright kitchen with white cabinetry, stainless steel & white appliances, pantry, beautiful quartz countertops throughout & vinyl plank flooring! 2 renovated 3 pce baths including ensuite with walk through closets & california closet organizers in both bdrms! Spacious living rm with gas fireplace! Enjoy the seasonal views from the oversize wrap around deck with access from master bdrm dble doors & the living rm. Beautifully maintained complex with low condo fees & very efficient property mnmt! Amenities include a guest suite, gym, social rm, library, car wash, bike storage & games area! 2 tandem underground parking stalls! Enjoy river valley bike & walking paths! Great access to downtown & public transportation! Low condo fees! Absolutely nothing to do but move in and enjoy life!

Built in 2003

Essential Information

MLS® #	E4437251
Price	\$364,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	304 9008 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M6

Amenities

Amenities	Air Conditioner, Car Wash, Closet Organizers, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage
Parking Spaces	2
Parking	Tandem, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, River Valley View, View City
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed May 18th, 2025

Days on Market 4

Zoning Zone 13

Condo Fee \$474

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