

## \$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!

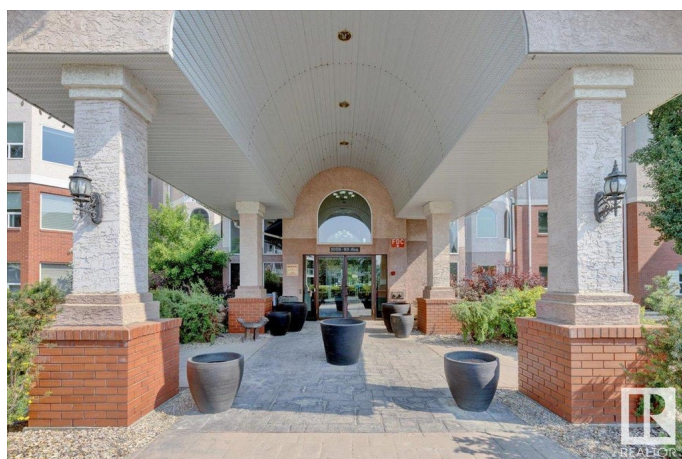
Built in 2003

### 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	78
Zoning	Zone 13
Condo Fee	\$507

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 12th, 2025 at 4:02am MDT