

## \$349,900 - 133 9008 99 Avenue, Edmonton

MLS® #E4431313

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,095 sqft  
Condo / Townhouse on 0.00 Acres

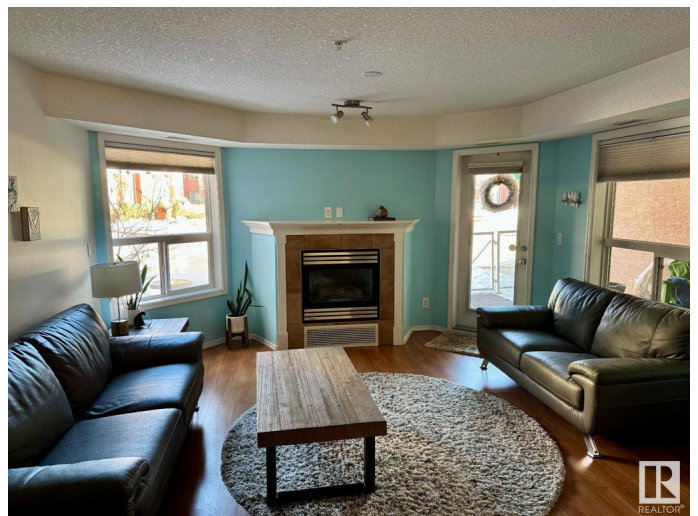
Riverdale, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Exceptional 1095 sq. ft 2 bedroom, 2 bath condo in the River Grande building located in the sought after community of Riverdale. Open and bright floor plan, ample storage, east facing patio and excellent access to elevator & parkade. Unit includes tandem heated underground parking with a storage locker. Condo fees \$550 including, heat, water, building insurance management & amenities which include an exercise room, party room, library, games room, guest suite, car wash and visitor parking. This pet friendly, welcoming, exceptionally well maintained building provides many opportunities for social engagement and active living with walking trails at your doorstep. A community garden, coffee shop, restaurant and bakery are all within walking distance in this vibrant community.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431313  |
| Price      | \$349,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,095                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 133 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, Parking-Visitor, Patio, Social Rooms, Storage-In-Suite, Storage-Locker Room |
| Parking   | Heated, Underground   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| # of Stories      | 4                         |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco, Wood   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Brick, Stucco, Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025  
Days on Market                12  
Zoning                              Zone 13  
Condo Fee                        \$549

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Listing information last updated on April 28th, 2025 at 6:47am MDT