

## \$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-up—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 café, 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.

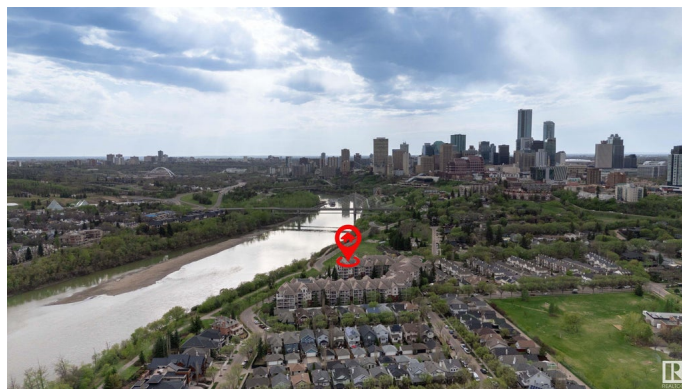
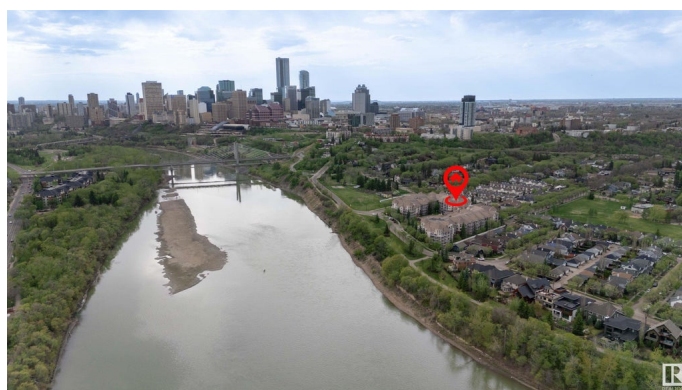
Built in 2004

### 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
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	72
Zoning	Zone 13
Condo Fee	\$499

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 July 16th, 2025 at 5:47am MDT