

## \$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

Welcome to Riverdale, one of Edmonton's most beloved River Valley communities. This bright and meticulously maintained two-bedroom, two-bath condo offers the perfect blend of lifestyle, location, and low-maintenance living. Located in a quiet, well-kept building just steps from local cafe, community gardens, and scenic trails. This condo offers top value with its open-concept layout, in-suite laundry, fireplace, air conditioning, and a private south-facing balcony with BBQ hook-up – ideal for morning coffee or winding down after a walk in the valley. The building offers underground parking, a wash bay, a gym, a lounge with a pool table, a rentable dining area with a kitchen for hosting gatherings and an extra room to book for company. Whether you're a first-time buyer, professional, or downsizer, this is an opportunity to own in a community that feels tucked away and incredibly connected.

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, Ceiling 9 ft., 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
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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	42
Zoning	Zone 13
Condo Fee	\$499

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