

\$225,000 - 102 9008 99 Avenue, Edmonton

MLS® #E4459393

\$225,000

1 Bedroom, 1.00 Bathroom, 663 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Welcome to resort-style living in the heart of Edmonton's beloved Riverdale! This gorgeous 1 bedroom, 1 bathroom ground floor condo offers the perfect blend of comfort and convenience. Located in an 18+ building with premium amenities including a guest suite, exercise room with sweeping views, pool table, shuffleboard, and even a car wash bay in the heated underground parkade, every day feels like a getaway. All of this and LOW CONDO FEES! Step outside and immerse yourself in the stunning river valley—enjoy trails, the Tawatina Bridge, Muttart Conservatory, and even Accidental Beach, all just steps from your front door. In the back, brunch and local treats await at the iconic Little Brick café. This pet-friendly building makes life easy, especially with ground floor access—no waiting on elevators when it's time to take the dog out. Experience a vibrant, connected lifestyle in one of Edmonton's most unique and sought-after communities!

Built in 2004

Essential Information

MLS® #	E4459393
Price	\$225,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	663
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	102 9008 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M6

Amenities

Amenities	Car Wash, Exercise Room, Guest Suite, See Remarks
Parking Spaces	1
Parking	Heated, Underground

Interior

Appliances	Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 25th, 2025
Days on Market	41
Zoning	Zone 13
Condo Fee	\$321

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