

# **\$319,000 - 411 9503 101 Avenue, Edmonton**

MLS® #E4428010

**\$319,000**

2 Bedroom, 1.00 Bathroom, 992 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

This nearly 1,000 sq ft condo is the perfect choice for any first time homebuyer, investor, or for your kids heading to university, as it comes fully furnished - all you need is your toothbrush. Featuring sweeping south west facing views of the downtown and river valley, this 2 bed, 1 bath condominium comes with stainless steel appliances, new hot water tank, air conditioning, new light fixtures, and includes one secure underground stall and storage locker. This short term rental approved building is very well managed and secure. Best enjoyed in person, come have a look today.

Built in 2002

## **Essential Information**

MLS® #	E4428010
Price	\$319,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	992
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 411 9503 101 Avenue  
Area Edmonton  
Subdivision Riverdale  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5H 4R1

### Amenities

Amenities Air Conditioner, Ceiling 10 ft., Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking  
Parking Underground

### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction  
Heating Forced Air-1, Natural Gas  
# of Stories 5  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Stucco  
Exterior Features Backs Onto Park/Trees, Flat Site, Golf Nearby, Hillside, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View Downtown  
Roof Tar & Gravel  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 28th, 2025  
Days on Market 81  
Zoning Zone 13  
Condo Fee \$460

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