

## \$364,900 - 304 9008 99 Avenue, Edmonton

MLS® #E4437251

**\$364,900**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Live carefree with a view of the River Valley in the very desirable River Grande adult Condo! This recently updated 2 bdrm, 3rd floor unit is modern and cozy! Upgrades include bright kitchen with white cabinetry, stainless steel & white appliances, pantry, beautiful quartz countertops throughout & vinyl plank flooring! 2 renovated 3 pce baths including ensuite with walk through closets & california closet organizers in both bdrms! Spacious living rm with gas fireplace! Enjoy the seasonal views from the oversize wrap around deck with access from master bdrm dble doors & the living rm. Beautifully maintained complex with low condo fees & very efficient property mnmt! Amenities include a guest suite, gym, social rm, library, car wash, bike storage & games area! 2 tandem underground parking stalls! Enjoy river valley bike & walking paths! Great access to downtown & public transportation! Low condo fees! Absolutely nothing to do but move in and enjoy life!

Built in 2003

### Essential Information

MLS® #	E4437251
Price	\$364,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	304 9008 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M6

### **Amenities**

Amenities	Air Conditioner, Car Wash, Closet Organizers, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage
Parking Spaces	2
Parking	Tandem, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, River Valley View, View City
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 18th, 2025
Days on Market	19
Zoning	Zone 13
Condo Fee	\$490

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Listing information last updated on June 6th, 2025 at 10:17am MDT