

\$339,800 - 223 9008 99 Avenue, Edmonton

MLS® #E4434850

\$339,800

2 Bedroom, 2.00 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

PRIVATE SETTING with TREELINE VIEWS from this 1110 sqft 2 bedroom 2 bathroom condo in the desirable **RIVER GRANDE** conveniently located with the river valley trails & transportation at your doorstep, minutes to Downtown & quick access to the U of A. This north & east facing unit has an open concept layout. The kitchen features white cabinetry, S/S appliances, eating island & pantry. The living area has a corner gas fireplace. Enjoy access to the balcony from the living room & primary bedroom plus a gas BBQ outlet. The bedrooms are at opposite ends of the living room. The 2nd bedroom is next to the 3 piece bathroom. The primary bedroom has walk through closets to the 4 piece ensuite bathroom. The laundry room has room for storage. Included: an ice/water fridge, ceramic top stove, built-in microwave, dishwasher, **INSUITE WASHER & DRYER**, A/C. **UNDERGROUND PARKING #92** with a storage cage. Well managed complex with a fitness room, social room, games room, TV room, guest suite, car wash. Pet friendly.

Built in 2004

Essential Information

MLS® # E4434850

Price \$339,800



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,110 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 223 9008 99 Avenue |
| Area | Edmonton |
| Subdivision | Riverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 4M6 |

Amenities

| | |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|------------------------------------------------------------------------|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles, Concrete Tiles, SBS Roofing System |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 14 |
| Zoning | Zone 13 |
| Condo Fee | \$583 |

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Listing information last updated on May 19th, 2025 at 11:32pm MDT