

\$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

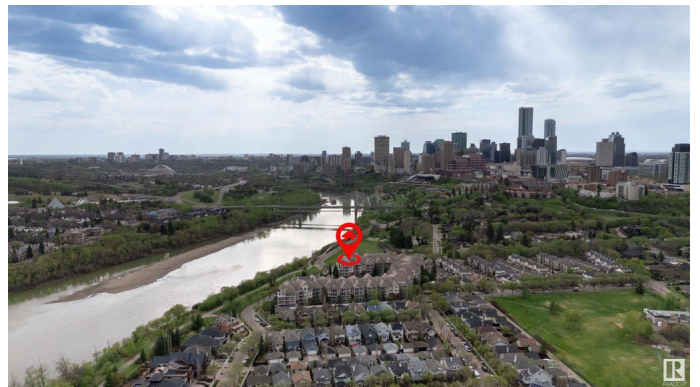
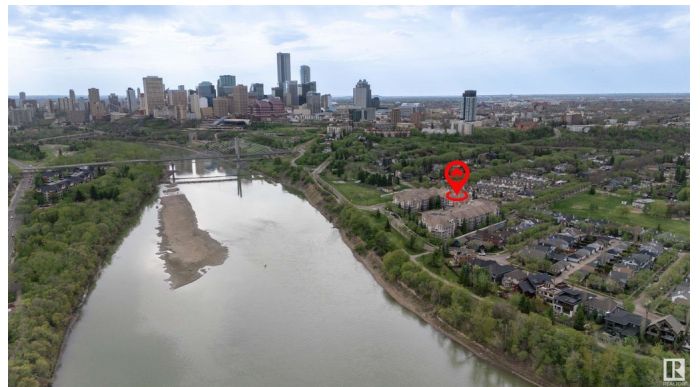
Riverdale, Edmonton, AB

Looking for privacy while staying connected to the best of the city? This bright and meticulously maintained 2-bedroom, 2-bathroom condo in Riverdale offers the ideal mix of lifestyle, location, and low-maintenance living. Enjoy an open-concept layout with in-suite laundry, air conditioning, a cozy fireplace, and a private south-facing balcony with BBQ hook-up—perfect for your morning coffee or unwinding after a walk in the River Valley. Located in a quiet, well-managed building just steps from a local café, community gardens, and scenic trails, this home is a rare find. The building also features underground parking with a car wash bay, a gym, a lounge with a pool table, a rentable dining area with a full kitchen, and a guest room for overnight visitors. Whether you're a first-time buyer, professional, or downsizer, this home offers incredible value in one of Edmonton's most cherished neighborhoods. Riverdale: where nature meets city living.

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, 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 |
| 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 57

Zoning Zone 13

Condo Fee \$499

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 11:32am MDT