

\$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

Welcome to Riverdale, one of Edmonton's most beloved River Valley communities. This bright and meticulously maintained two-bedroom, two-bath condo offers the perfect blend of lifestyle, location, and low-maintenance living. Located in a quiet, well-kept building just steps from local cafe, community gardens, and scenic trails. This condo offers top value with its open-concept layout, in-suite laundry, fireplace, air conditioning, and a private south-facing balcony with BBQ hook-up – ideal for morning coffee or winding down after a walk in the valley. The building offers underground parking, a wash bay, a gym, a lounge with a pool table, a rentable dining area with a kitchen for hosting gatherings and an extra room to book for company. Whether you're a first-time buyer, professional, or downsizer, this is an opportunity to own in a community that feels tucked away and incredibly connected.

Built in 2004

Essential Information

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|-----------|-----------|
| 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, Ceiling 9 ft., 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 | 43 |
| Zoning | Zone 13 |
| Condo Fee | \$499 |

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Listing information last updated on June 17th, 2025 at 11:17am MDT