

\$349,900 - 416 9008 99 Avenue, Edmonton

MLS® #E4433725

\$349,900

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

TOP FLOOR 1,017 sq.ft. 2 bed, 2 bath condo in desirable River Grande with serene treeline and river valley views and two underground parking stalls (tandem) with storage cage. Reasonable condo fee only \$490/mth. This east-facing unit features 9' ceilings, open concept layout, vinyl plank and ceramic tile flooring, and a cozy corner gas fireplace. The kitchen includes white cabinetry, stainless steel appliances, raised eating bar, and walk-in pantry. Enjoy balcony access from both the living room and primary bedroom, plus a gas BBQ outlet. Includes newer stainless steel fridge, stove, built-in microwave, dishwasher, A/C, window coverings, and in-suite steam washer & dryer. Well-managed, pet-friendly(board approval) building offers great amenities: fitness room, games room, social room, guest suite, car wash, and visitor parking. Prime location steps from river valley trails, close to transit, Downtown, and U of A. Adjacent well maintained park with many community amenities. A beautifully maintained condo!

Built in 2004

Essential Information

MLS® # E4433725

Price \$349,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,017 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 416 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., Deck, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Storage-Locker Room |
| 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 | Corner, Mantel |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Clay Tile |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 1st, 2025

Days on Market 47

Zoning Zone 13

Condo Fee \$490

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