\$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

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 June 17th, 2025 at 9:17am MDT