

\$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.

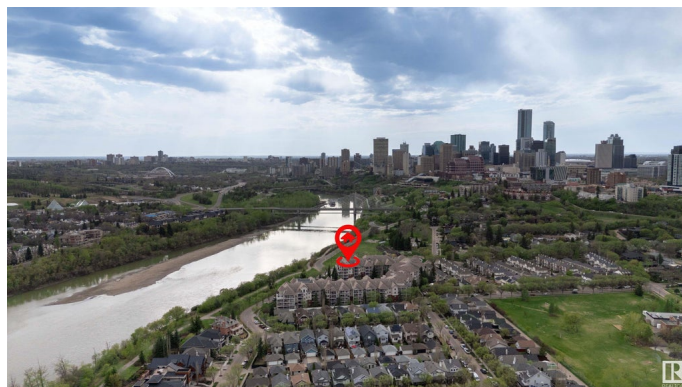
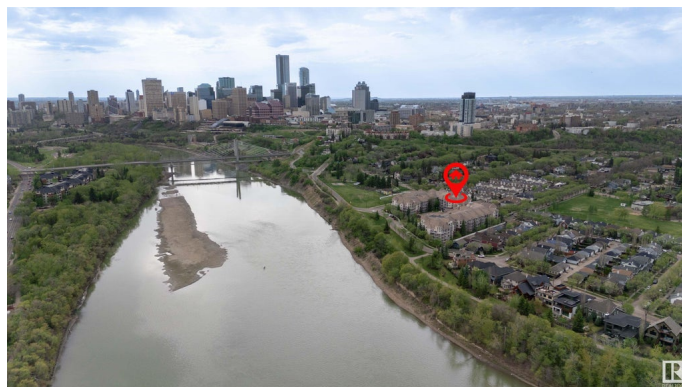
Built in 2004

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 3:47pm MDT