

\$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	48
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 18th, 2025 at 4:02am MDT