

# \$245,000 - 9008 99 Avenue, Edmonton

MLS® #E4449229

**\$245,000**

1 Bedroom, 1.00 Bathroom, 662 sqft  
Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Welcome to your perfect mix of city living and nature vibes! This stylish 1 bed, 1 bath condo in the heart of Edmonton’s river valley has all the bells and whistles. Step inside from your private porch, the elegant main entrance, or secure underground parking—it’s all yours. Inside, enjoy a modern open layout and a peaceful retreat from the busy city. Hit the building’s gym for a quick workout, or take your run outside along the stunning river valley trails. Downtown Edmonton is just a short walk away, putting restaurants, coffee shops, shopping, and nightlife all within reach. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this unit brings comfort, convenience, and a whole lot of “wow.” Urban life. Nature access. Everything you want, right where you want it.

Built in 2004

## Essential Information

MLS® #	E4449229
Price	\$245,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	662
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	9008 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M6

### Amenities

Amenities	Off Street Parking, Car Wash, Detectors Smoke, Exercise Room, Front Porch, Guest Suite, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, River Valley View, River View, Schools, View City, View Downtown
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	4
Zoning	Zone 13
Condo Fee	\$321

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Listing information last updated on July 27th, 2025 at 6:17pm MDT