

\$339,800 - 223 9008 99 Avenue, Edmonton

MLS® #E4434850

\$339,800

2 Bedroom, 2.00 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

PRIVATE SETTING with **TREELINE VIEWS** from this 1110 sqft 2 bedroom 2 bathroom condo in the desirable **RIVER GRANDE** conveniently located with the river valley trails & transportation at your doorstep, minutes to Downtown & quick access to the U of A. This north & east facing unit has an open concept layout. The kitchen features white cabinetry, S/S appliances, eating island & pantry. The living area has a corner gas fireplace. Enjoy access to the balcony from the living room & primary bedroom plus a gas BBQ outlet. The bedrooms are at opposite ends of the living room. The 2nd bedroom is next to the 3 piece bathroom. The primary bedroom has walk through closets to the 4 piece ensuite bathroom. The laundry room has room for storage. Included: an ice/water fridge, ceramic top stove, built-in microwave, dishwasher, **INSUITE WASHER & DRYER**, A/C. **UNDERGROUND PARKING #92** with a storage cage. Well managed complex with a fitness room, social room, games room, TV room, guest suite, car wash. Pet friendly.

Built in 2004

Essential Information

MLS® # E4434850

Price \$339,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	223 9008 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M6

Amenities

Amenities	Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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	Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles, Concrete Tiles, SBS Roofing System
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 6th, 2025
Days on Market	6
Zoning	Zone 13
Condo Fee	\$583

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