

Courtesy Of Darlene Strang Of RE/MAX Real Estate

## **\$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      46

Zoning                Zone 13

Condo Fee            \$490

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