

Courtesy Of Caitlin Heine and Ludovic Aubertin Of RE/MAX Real Estate

## \$364,900 - 203 9008 99 Avenue, Edmonton

MLS® #E4422162

**\$364,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft  
Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

This beautifully renovated 2-bedroom, 2-bathroom condo in Riverdale offers 1,000+ sqft of stylish, modern space with breathtaking river views. Enjoy a bright, open layout, stainless steel appliances, a cozy gas fireplace, and an oversized deck—perfect for soaking in the scenery. Enjoy an unparalleled lifestyle with exclusive amenities, including a fully equipped gym, social room, billiards lounge, and library. Convenience is key with heated underground parking, extra storage, and low condo fees in this well-managed, 18+ building. Nestled in one of Edmonton’s most sought-after communities, you’re just steps from Riverdale’s best hotspots—Little Brick Café, Dog Patch, and the North Saskatchewan River trail system—while being minutes from downtown, offering the perfect balance of urban convenience and natural tranquility. Experience the best of River Valley living—your dream condo awaits at River Grande!



Built in 2003

### Essential Information

MLS® #	E4422162
Price	\$364,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	203 9008 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Hillside, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Riverdale Elementary
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### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	44
Zoning	Zone 13
Condo Fee	\$507

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Listing information last updated on April 5th, 2025 at 10:02am MDT