

## **\$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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Listing information last updated on May 12th, 2025 at 10:17am MDT