

## \$339,900 - 237 9008 99 Avenue, Edmonton

MLS® #E4463499

**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,011 sqft  
Condo / Townhouse on 0.00 Acres

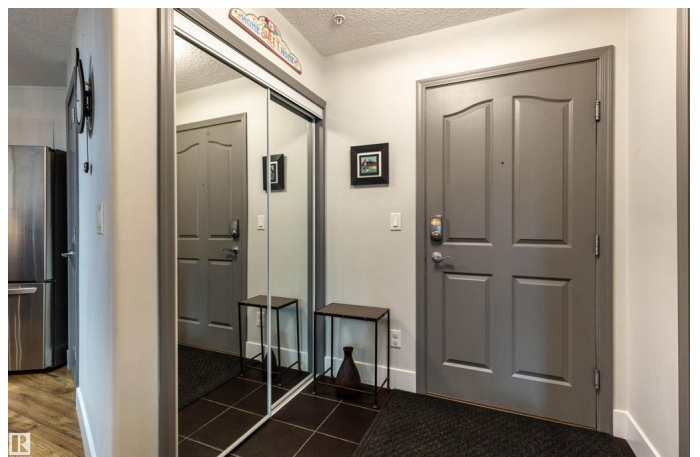
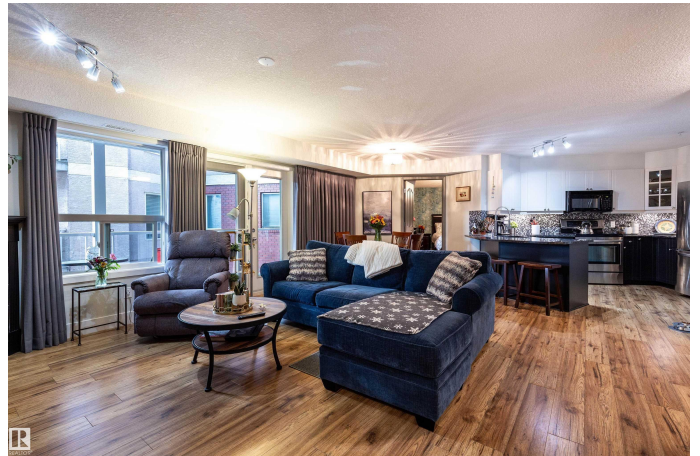
Riverdale, Edmonton, AB

Welcome to the condo community of River Grande in Riverdale. This renovated 1010 sq ft 2nd floor unit has been Updates include new paint, wall paper, walk in wardrobes in both closets, new trim, lighting, updated bathrooms, custom drapery, a spacious laundry room with built in organization. Enjoy year-round comfort with underground heated tandem stall, front storage area, featuring a carwash. Central A/C, and a cozy gas fireplace. Walk in pantry, stainless steel appliances accent the kitchen's granite countertops. The primary bedroom easily accommodates a king-sized bed with two nightstands, while the second bedroom comfortably fits a queen and two nightstands. Your large private balcony is a beautiful space for relaxing or entertaining. This well-managed complex has a great community feel. Social room, gym, games room, car wash. Close to the River Valley Trails, minutes to Downtown, Bread & Butter Bakery steps away! Super Edmonton location!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463499  |
| Price     | \$339,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,011                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 237 9008 99 Avenue |
| Area        | Edmonton           |
| Subdivision | Riverdale          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 4M6            |

### Amenities

|                |                                                                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Closet Organizers, Detectors Smoke, Guest Suite, Hot Water Electric, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Social Rooms, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                                                       |
| Parking        | Heated, Tandem, Underground                                                                                                                                                                             |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Glass Door                                                                                          |
| # of Stories      | 4                                                                                                   |
| Stories           | 4                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools |
| Roof              | Asphalt Shingles, Concrete Tiles, SBS Roofing System                                                  |
| Construction      | Wood, Brick, Stucco                                                                                   |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 13            |
| Condo Fee      | \$499              |

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Listing information last updated on November 2nd, 2025 at 6:47am MST