

## **\$329,800 - 336 9008 99 Avenue, Edmonton**

MLS® #E4464968

**\$329,800**

2 Bedroom, 2.00 Bathroom, 1,006 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

COURTYARD VIEWS from this IMMACULATE 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 unit has an open concept layout with the bedrooms at opposite ends of the living area. The kitchen features white cabinetry, a raised eating bar & a pantry.

Cozy gas f/p in the living room. Enjoy access to the southeast balcony with a gas BBQ outlet from the living room & primary bedroom. The primary bedroom has a walk through closet to the 4 piece ensuite & the 2nd bedroom is across from the 3 piece bathroom. The laundry room has storage. Included: stove, built-in microwave, fridge, dishwasher, INSUITE WASHER & DRYER, A/C, U/G PARKING & storage locker. Well managed, pet friendly building offering a fitness room, games room, social room, guest suite, car wash & visitor parking. Adjacent well maintained park with community amenities. Beautifully maintained home!

Built in 2004

### **Essential Information**

MLS® # E4464968

Price \$329,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,006                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 336 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        | Mantel, Tile Surround                                                                                          |
| # 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, See Remarks |
| Roof              | Asphalt Shingles, Concrete Tiles, SBS Roofing System                                |
| Construction      | Wood, Brick, Stucco                                                                 |
| Foundation        | Concrete Perimeter                                                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 13            |
| Condo Fee      | \$499              |

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Listing information last updated on November 13th, 2025 at 7:47am MST