

## \$239,900 - 302 9503 101 Avenue, Edmonton

MLS® #E4421628

**\$239,900**

2 Bedroom, 1.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Beautiful, PET FRIENDLY, Riverdale Condo! Located just steps to the River Valley Trail System, public transport, and the beautiful amenities of Riverdale such as cafes, bakeries, restaurants & more! This unit has been perfectly maintained and is move in ready. Hardwood flooring flows throughout the spacious open concept living space. The kitchen offers tons of white cabinetry, stainless steel appliances and overlooks the dining and living area. The living room boasts a large wall of windows with a fantastic view. A large balcony offers room to sit and enjoy the outdoors or BBQ. The spacious primary bedroom has a large closet and opens directly to the jack-and-jill style full bathroom. A second bedroom offers more space and also makes for an ideal office/den. Heated underground parking! Very well managed building.

Built in 2002

### Essential Information

MLS® #	E4421628
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	842



Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	302 9503 101 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4R1

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Parking-Visitor, Sprinkler System-Fire, Storage-Locker Room
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	81

Zoning	Zone 13
Condo Fee	\$439

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 6:02pm MDT