

\$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	9
Zoning	Zone 13
Condo Fee	\$499

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