

Courtesy Of Clare Packer Of RE/MAX Excellence

# \$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 | 75                  |

|           |         |
|-----------|---------|
| 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 April 30th, 2025 at 8:47pm MDT