

Courtesy Of Ivan Gee Of Maximum Realty Inc.

## \$249,900 - 113 9507 101 Avenue, Edmonton

MLS® #E4457389

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,113 sqft  
Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

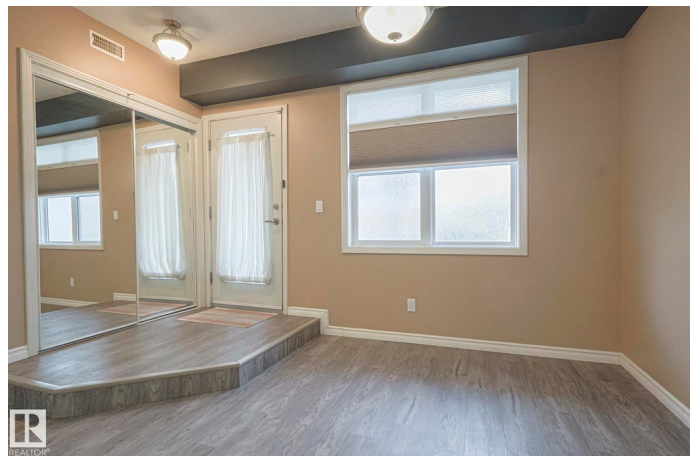
Act Fast! Unbeatable River Valley Opportunity! AIR CONDITIONING "PET-FRIENDLY" 2 TITLED UNDERGROUND PARKING STALLS INCLUDED, ONE STALL OVERSIZED AND NEGOTIABLE. Welcome to The View in Riverdale, where demand is high and homes rarely come up! Steps from panoramic river valley views, the downtown skyline, and parks including Louise McKinney, Dawson Park, and Edmonton's Riverboat Dock. Inside, soaring ceilings, central A/C, brand new LVP flooring, and an open-concept layout set the stage for effortless entertaining. The upgraded kitchen flows into dining and living areas, showcasing new quartz counters, large windows, and private patio access with natural gas BBQ hookup. The primary suite features a walk-in closet and elegant ensuite, while the second bedroom offers flexibility for family, guests, or a home office. Convenient in-suite laundry is tucked into the spacious main bath. With trails, caf s, and downtown just minutes away! don't miss this rare chance to own in Riverdale at unbeatable value!

Built in 2002

### Essential Information

MLS® #

E4457389



|                |                        |
|----------------|------------------------|
| Price          | \$249,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 113 9507 101 Avenue |
| Area        | Edmonton            |
| Subdivision | Riverdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R1             |

### Amenities

|                |                                                                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                 |
| Parking        | Heated, Insulated, Over Sized, Underground                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| # of Stories      | 4                                                                                                                                                             |
| Stories           | 1                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                                             |

**Exterior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, View City, View Downtown |
| Roof              | Roll Roofing                                                                                                                            |
| Construction      | Concrete, Stucco                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 13              |
| Condo Fee      | \$563                |

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Listing information last updated on October 21st, 2025 at 11:17am MDT