

## \$214,999 - 402 9503 101 Avenue, Edmonton

MLS® #E4436148

**\$214,999**

2 Bedroom, 1.00 Bathroom, 885 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Don't miss the opportunity to own this beautiful downtown condo overlooking the River Valley. From the moment you step into the front foyer, you'll appreciate the open concept design, 9-foot ceilings, and large picture windows that flood the space with natural light and showcase breathtaking views. The kitchen features a breakfast bar and a spacious eat-in area, large enough for a full dining table—perfect for entertaining. The generously sized living room offers ample space for all your furnishings and a full entertainment setup. Step out onto the balcony with your morning coffee and enjoy the serene East-facing sunrise. This home features two sizable bedrooms, a 4-piece bathroom, and in-suite laundry for added convenience. Enjoy comfort year-round with central air conditioning, a heated underground parking stall, and an extra-large storage unit. The prime location allows for easy access to Jasper Ave, River Valley walking trails, and LRT.

Built in 2002

### Essential Information

MLS® # E4436148

Price \$214,999

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	885
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	402 9503 101 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0W6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Intercom, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Ravine View, River Valley View, River View, Shopping Nearby, View City

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	40
Zoning	Zone 13
Condo Fee	\$429

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Listing information last updated on June 22nd, 2025 at 1:02pm MDT