

# **\$319,000 - 411 9503 101 Avenue, Edmonton**

MLS® #E4428010

**\$319,000**

2 Bedroom, 1.00 Bathroom, 992 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

This nearly 1,000 sq ft condo is the perfect choice for any first time homebuyer, investor, or for your kids heading to university, as it comes fully furnished - all you need is your toothbrush. Featuring sweeping south west facing views of the downtown and river valley, this 2 bed, 1 bath condominium comes with stainless steel appliances, new hot water tank, air conditioning, new light fixtures, and includes one secure underground stall and storage locker. This short term rental approved building is very well managed and secure. Best enjoyed in person, come have a look today.

Built in 2002

## **Essential Information**

MLS® #	E4428010
Price	\$319,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	992
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
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## Community Information

Address	411 9503 101 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4R1

## Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking
Parking	Underground

## Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Hillside, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 28th, 2025
Days on Market	95
Zoning	Zone 13
Condo Fee	\$460

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Listing information last updated on July 1st, 2025 at 5:17am MDT