

# \$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 | 35             |
| Zoning         | Zone 13        |
| Condo Fee      | \$429          |

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Listing information last updated on June 17th, 2025 at 6:17pm MDT