

## \$265,000 - 222 9008 99 Avenue, Edmonton

MLS® #E4447049

**\$265,000**

1 Bedroom, 1.00 Bathroom, 666 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Exceptional central Edmonton living in Riverdale. This one bedroom 665 square foot condo in the River Grande is an excellent opportunity for first time buyers, downtown professionals, or investors. Featuring a large living room with a north facing balcony, chef's kitchen with maple cabinets, stainless steel appliances, pot drawers, and a raised eat at bar, as well as a four piece bathroom, and a large primary bedroom. Other features and extras include heated underground parking with storage cage, corner gas fireplace in the living room, in suite laundry, dining area, built in A/C, roll shutter on the bedroom window, and a natural gas hookup on the balcony. The River Grand has extensive amenities including a workout room, rec room, party room, and a car wash bay in the parkade. Steps from river valley trails, minutes from downtown, and convenient access to schools and shopping.

Built in 2004

### Essential Information

MLS® #	E4447049
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	666



Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	222 9008 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M6

### Amenities

Amenities	Air Conditioner, Car Wash, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, See Remarks, Storage Cage
Parking	Heated, Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                36  
Zoning                              Zone 13  
Condo Fee                        \$330

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Listing information last updated on August 13th, 2025 at 5:32am MDT