

## \$354,000 - 9503 101 Avenue, Edmonton

MLS® #E4434888

**\$354,000**

2 Bedroom, 2.00 Bathroom, 1,227 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Looking for a beautifully renovated downtown condo with river valley views and unbeatable access to Edmonton's best walking trails? Welcome to The View in Riverdale! This stunning main-floor unit is one of the largest in the building, offering over 1,200 sq. ft. of thoughtfully designed living space. The fully remodeled kitchen features an oversized island with waterfall granite countertops, breakfast seating, bright white cabinetry, new stainless steel appliances, new lighting throughout and undermount lighting, and stylish fixtures. Both bathrooms have been refreshed with new vanities, toilets, and modern tile flooring. Wake up in your primary suite to gorgeous river valley views, and enjoy the same scenery from your open-concept living and dining area—perfect for hosting. Step onto your private patio and soak in the peaceful surroundings. Plus, you're just a short walk to Lower Riverdale's caf  s, restaurants, and breweries. Comes with a tandem parking stall and storage!

Built in 2002

### Essential Information

MLS® # E4434888

Price \$354,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

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

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Parking-Visitor, Patio, Secured Parking, Security Door, Vinyl Windows, Storage Cage |
| Parking   | Double Indoor, Heated, Tandem, Underground                                                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| # of Stories      | 5                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Hillside, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View Downtown |

|              |                     |
|--------------|---------------------|
| Roof         | Flat                |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 40            |
| Zoning         | Zone 13       |
| Condo Fee      | \$654         |

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Listing information last updated on June 16th, 2025 at 4:47am MDT