

Courtesy Of Melissa Sanregret and Susan G Young Of Real Broker

# \$329,900 - 411 9503 101 Avenue, Edmonton

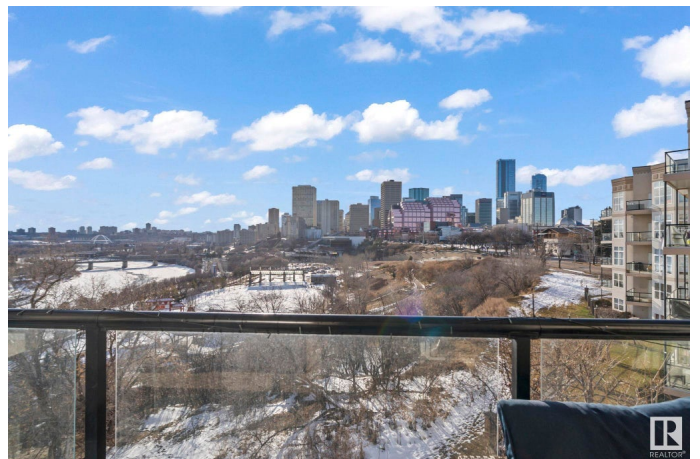
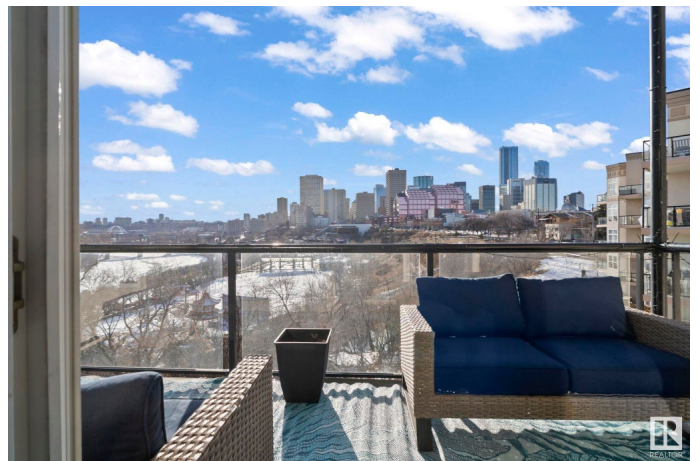
MLS® #E4428010

**\$329,900**

2 Bedroom, 1.00 Bathroom, 992 sqft  
Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

You wake up Sunday morning and pull back your new custom-fitted blackout curtains... the city skyline and unobstructed views of the river valley bid you good morning. The sun rises, glinting off the buildings and filling your home with a warm glow. You've got a busy week ahead, so you spend the day relaxing in the living room. Despite 10-foot ceilings throughout, your space still feels cozy and inviting. Later, you head into the kitchen, switch on your new custom lighting, and start dinner on the induction stove. You open the stainless steel fridge and pause - outside, the sky is putting on its usual evening show. You take your meal out to the patio and enjoy the sunset as it dips behind the buildings. As evening sets in, you head in to your 4-piece bathroom to run a bath in your soaker tub, the new hot water tank keeping the warm water flowing. And just like that, the week begins in your quiet, comfortable two-bedroom condo with air conditioning, one underground parking stall, and extra storage included.



Built in 2002

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428010  |
| Price  | \$329,900 |

|                |                        |
|----------------|------------------------|
| 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                 |

### **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 | 10               |
| Zoning         | Zone 13          |
| Condo Fee      | \$460            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 5:17pm MDT