

# **\$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. Youâ€™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 condoâ€™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	40
Zoning	Zone 13
Condo Fee	\$460

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