

## \$225,000 - 9507 101 Avenue, Edmonton

MLS® #E4438614

**\$225,000**

2 Bedroom, 1.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

The View isn't just a name—it's a promise, and this unit delivers! Soak up jaw-dropping views of the River Valley and the iconic Tawatina Bridge right from your living room, with even more river scenery waiting just outside on your private balcony. Step out your door and onto endless kilometers of trails—perfect for cycling, running, walking, or just soaking in nature. And when it's time to plug back into city life, the downtown skyline greets you from the elevator, reminding you that every service, shop, and restaurant you could need is just minutes away. Inside, this 2-bedroom, 1-bath gem is all clean lines and effortless style. You'll love the real hardwood floors throughout the main spaces, the fresh, cozy carpet in the bedrooms, and the move-in ready condition. Add in central A/C, in-suite laundry, a titled underground parking stall, and your own storage cage, and you've got convenience, low maintenance, comfort, and character—all in one beautiful package at an exceptional price. City life awaits.

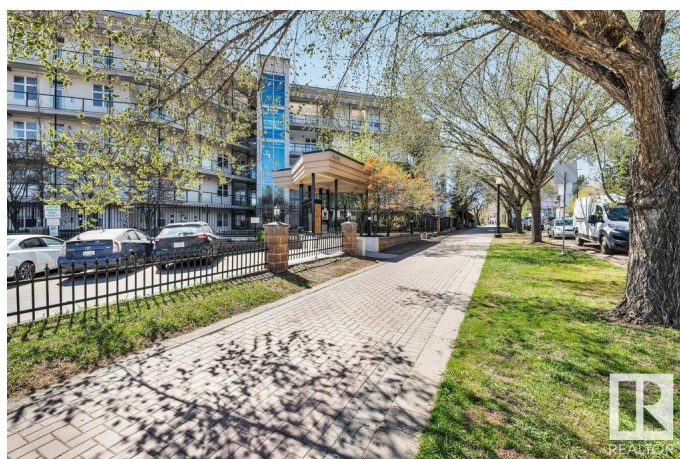
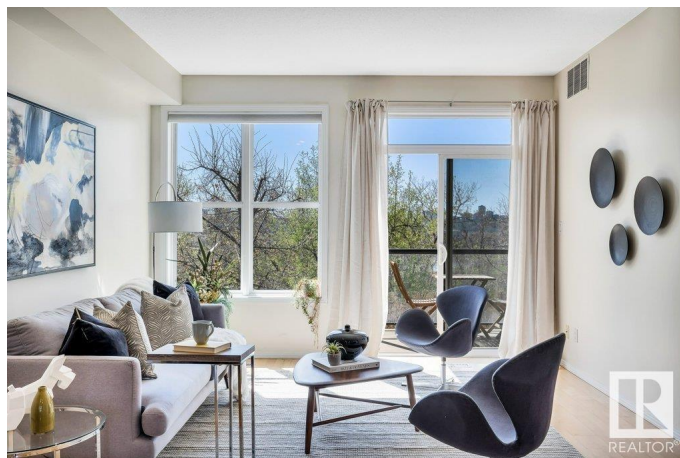
Built in 2002

### Essential Information

MLS® # E4438614

Price \$225,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	943
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	9507 101 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4R1

### **Amenities**

Amenities	Air Conditioner
Parking	Heated, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Hillside, Low Maintenance Landscape, River Valley View, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 26th, 2025  
Days on Market                21  
Zoning                              Zone 13  
Condo Fee                        \$463

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