

Courtesy Of Ivan Gee Of Maximum Realty Inc.

## \$289,000 - 113 9507 101 Avenue, Edmonton

MLS® #E4442074

**\$289,000**

2 Bedroom, 2.00 Bathroom, 1,113 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Executive River Valley Condo! AIR CONDITIONING – PET-FRIENDLY – 2 TITLED UNDERGROUND PARKING STALLS, ONE OVERSIZED. Welcome to The View in Riverdale—where luxury living meets nature’s beauty! This gem is steps away from panoramic views of the river valley, downtown skyline, and parks, including Louise McKinney Park, Dawson Park, and Edmonton’s Riverboat Dock. Inside, enjoy soaring ceilings, air conditioning, brand new LVP flooring and an open-concept design perfect for entertaining. The spacious kitchen flows seamlessly into the dining and living areas and boasts brand new quartz counters, framed by large windows and private patio access with natural gas hookup to BBQ. The primary suite features a walk-in closet and inviting ensuite, while the second bedroom is ideal for family, roommates, guests or a work at home office. Convenient in-suite laundry is tucked into the spacious main bath. Close to trails, caf s, and downtown’s unbelievable value to be right by the river valley.

Built in 2002

### Essential Information

MLS® # E4442074

Price \$289,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 113 9507 101 Avenue |
| Area        | Edmonton            |
| Subdivision | Riverdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R1             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Heated, Over Sized, Underground   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Public Transportation, View City, View Downtown |
| Roof              | Roll Roofing  |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 13         |
| Condo Fee      | \$563           |

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 June 16th, 2025 at 12:17pm MDT