

Courtesy Of Ivan Gee Of Maximum Realty Inc.

## \$269,000 - 113 9507 101 Avenue, Edmonton

MLS® #E4452265

**\$269,000**

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® # E4452265

Price \$269,000



|                |                        |
|----------------|------------------------|
| 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 Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                 |
| Parking        | Heated, Insulated, Over Sized, Underground                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, 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, Picnic Area, Playground Nearby, Public Transportation, View City, View Downtown |
| Roof              | Roll Roofing                                                                                                                            |
| Construction      | Concrete, Stucco                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 13          |
| Condo Fee      | \$563            |

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Listing information last updated on August 26th, 2025 at 10:17pm MDT