

# \$279,990 - 506 9503 101 Avenue, Edmonton

MLS® #E4439709

**\$279,990**

1 Bedroom, 1.00 Bathroom, 782 sqft  
Condo / Townhouse on 0.00 Acres

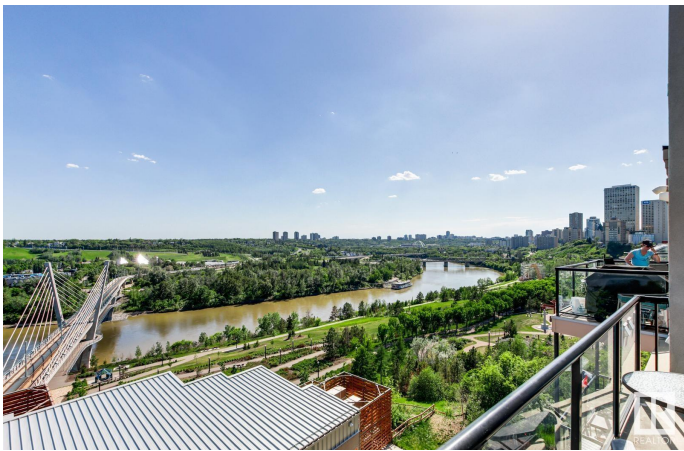
Riverdale, Edmonton, AB

Wake up to river valley views, sip your morning coffee while the Queen Riverboat cruises by, and end your day with glowing sunsets over the trees. This top-floor, south-facing 1 bed + den condo in The View offers a front-row seat to Edmonton's best scenery. With 10' ceilings and oversized south windows, the open-concept living space is bright, airy, and functional. Enjoy a spacious kitchen, dining area, large living room, and a generous balcony perfect for unwinding. The bedroom and 4-piece bath are comfortably sized, and there's in-suite laundry, A/C, and secure underground parking with storage. Steps to downtown, LRT, and the river valley trail system. Stroll to Little Brick for a latte, or hit the paths for a run, this is urban living with a view you'll never forget.

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439709  |
| Price          | \$279,990 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 782       |
| Acres          | 0.00      |
| Year Built     | 2002      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 506 9503 101 Avenue |
| Area        | Edmonton            |
| Subdivision | Riverdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R1             |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Vinyl Windows, See Remarks |
| Parking Spaces | 1                          |
| Parking        | Underground                |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Gas, Washer |
| 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, Fenced, Flat Site, Hillside, Landscaped, Low Maintenance Landscape, Park/Reserve, Ravine View, River Valley View, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                                                                                                       |
| Construction      | Wood, Stucco                                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 17             |

|           |         |
|-----------|---------|
| Zoning    | Zone 13 |
| Condo Fee | \$396   |

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Listing information last updated on June 16th, 2025 at 11:02pm MDT