

Courtesy Of Ivan Gee Of Maximum Realty Inc.

\$249,900 - 113 9507 101 Avenue, Edmonton

MLS® #E4457389

\$249,900

2 Bedroom, 2.00 Bathroom, 1,113 sqft
Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Act Fast! Unbeatable River Valley Opportunity! AIR CONDITIONING "PET-FRIENDLY" 2 TITLED UNDERGROUND PARKING STALLS INCLUDED, ONE STALL OVERSIZED AND NEGOTIABLE. Welcome to The View in Riverdale, where demand is high and homes rarely come up! Steps from panoramic river valley views, the downtown skyline, and parks including Louise McKinney, Dawson Park, and Edmonton's Riverboat Dock. Inside, soaring ceilings, central A/C, brand new LVP flooring, and an open-concept layout set the stage for effortless entertaining. The upgraded kitchen flows into dining and living areas, showcasing new quartz counters, large windows, and private patio access with natural gas BBQ hookup. The primary suite features a walk-in closet and elegant ensuite, while the second bedroom offers flexibility for family, guests, or a home office. Convenient in-suite laundry is tucked into the spacious main bath. With trails, caf s, and downtown just minutes away! don't miss this rare chance to own in Riverdale at unbeatable value!

Built in 2002

Essential Information

MLS® #

E4457389



Price	\$249,900
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, See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	4
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	September 11th, 2025
Days on Market	54
Zoning	Zone 13
Condo Fee	\$563

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Listing information last updated on November 4th, 2025 at 11:33am MST