

## \$249,900 - 119 9507 101 Avenue, Edmonton

MLS® #E4451266

**\$249,900**

2 Bedroom, 1.00 Bathroom, 1,055 sqft

Condo / Townhouse on 0.00 Acres

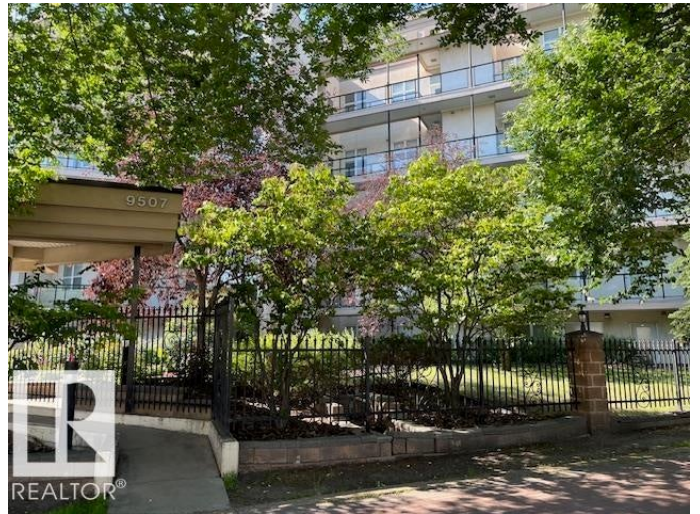
Riverdale, Edmonton, AB

Welcome to Riverdale living at its finest! This 2-bedroom, 1-bath ground floor unit offers the perfect blend of comfort, convenience, and charm. Located in a pet-friendly building, youâ€™ll love the spacious private patio with stunning River Valley viewsâ€”ideal for morning coffee or evening sunsets. Inside, the unit has been freshly painted and features modern upgrades, including a newer cooktop, newer washer & dryer, A/C, and an open, inviting layout. Step outside your door and youâ€™re just moments from Edmontonâ€™s scenic River Valley trails, downtown, Little Brick CafÃ©, and Dogpatch Bistro all within walking distance. The tight-knit, vibrant community of Riverdale offers the perfect balance of city access and neighbourhood charm. Move-in ready and lifestyle approvedâ€”this is the one youâ€™ve been waiting for!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451266  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,055     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2002                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 119 9507 101 Avenue |
| Area        | Edmonton            |
| Subdivision | Riverdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R1             |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | See Remarks         |
| Parking   | Heated, Underground |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| # of Stories | 5                                                                                          |
| Stories      | 5                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | None, No Basement                                                                          |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                      |
| Exterior Features | Public Transportation, River Valley View, River View, See Remarks |
| Roof              | Tar & Gravel                                                      |
| Construction      | Wood, Stucco                                                      |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 15               |

|           |         |
|-----------|---------|
| Zoning    | Zone 13 |
| Condo Fee | \$511   |

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Listing information last updated on August 20th, 2025 at 8:47am MDT