

# \$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	56

Zoning	Zone 13
Condo Fee	\$396

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