

## \$207,500 - 214 9507 101 Avenue, Edmonton

MLS® #E4446268

**\$207,500**

2 Bedroom, 1.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

The View isn't just a name—it's a promise, and this unit delivers! Soak up jaw-dropping views of the River Valley and the iconic Tawatina Bridge right from your living room, with even more river scenery waiting just outside on your private balcony. Step out your door and onto endless kilometers of trails—perfect for cycling, running, walking, or just soaking up nature. And when it's time to plug back into city life, the downtown skyline greets you from the elevator, reminding you that every service, shop, and restaurant you could need is just minutes away. Inside, this 2-bedroom, 1-bath gem is all clean lines and effortless style. You'll love the real hardwood floors throughout the main spaces, the fresh, cozy carpet in the bedrooms, and the move-in ready condition. Add in central A/C, in-suite laundry, a titled underground parking stall, and your own storage cage, and you've got convenience, low maintenance, comfort, and character—all in one beautiful package at an exceptional price. City life awaits.

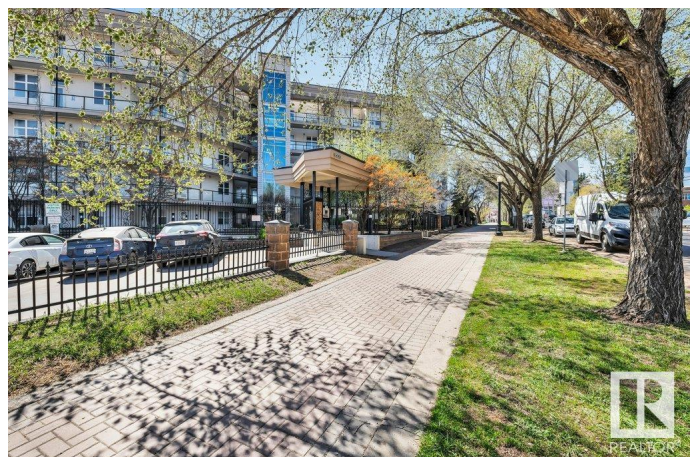
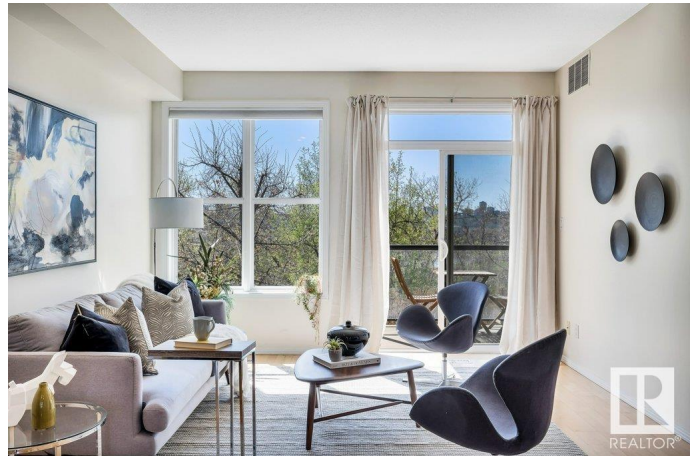
Built in 2002

### Essential Information

MLS® # E4446268

Price \$207,500

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 943                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 214 9507 101 Avenue |
| Area        | Edmonton            |
| Subdivision | Riverdale           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4R1             |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Air Conditioner     |
| Parking   | Heated, Underground |

### Interior

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                           |
| # of Stories | 4                                                                                                                                                   |
| Stories      | 1                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                 |
| Basement     | None, No Basement                                                                                                                                   |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                  |
| Exterior Features | Golf Nearby, Hillside, Low Maintenance Landscape, River Valley View, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                  |
| Construction      | Wood, Stucco                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 7th, 2025  
Days on Market                30  
Zoning                              Zone 13  
Condo Fee                        \$463

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Listing information last updated on August 6th, 2025 at 8:32am MDT