

Courtesy Of Steve W Leddy Of RE/MAX Elite

\$189,900 - 1001 11307 99 Avenue, Edmonton

MLS® #E4423273

\$189,900

2 Bedroom, 1.00 Bathroom, 940 sqft
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Spectacular RIVER VALLEY VIEW from this 2 bed/1bath CORNER UNIT in the Valhalla!

Welcome home to a beautifully upgraded 10th FLOOR space that includes everything YOU need, all in one place. This quiet CONCRETE building at the edge of Downtown boasts party/social room, indoor salt-water POOL, recreation room, onsite manager, patio space overlooking the River Valley.. AND has condo fees that include ALL UTILITIES. Laminate flooring throughout main living areas, newer kitchen + appliances & custom window coverings. Dining room & living room are both spacious w/patio door access to WEST facing balcony that's IDEAL for Edmonton sunsets, fireworks, nature.. and SO much more! Bedrooms are both great sizes w/easy access to 4 pc main bath. In-suite storage w/built-in shelving, central air conditioning & UNDERGROUND PARKING are the cherry on top. Nestled on mature TREE LINED streets & close to LRT, Victoria GOLF COURSE, TRAILS, eateries & entertainment GALORE w/in minutes walk.. you need to see it to believe it!

Built in 1970

Essential Information

MLS® #	E4423273
Price	\$189,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	940
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1001 11307 99 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0H2

Amenities

Amenities	Air Conditioner, Exercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Insulated, Stall, Underground
Has Pool	Yes

Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Picnic Area, Public Transportation, River Valley View, River

View, Shopping Nearby, View Downtown

Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 28th, 2025
Days on Market	14
Zoning	Zone 12
Condo Fee	\$971

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Listing information last updated on March 14th, 2025 at 4:47pm MDT