

# \$1,500,000 - 11229 99 Avenue, Edmonton

MLS® #E4445454

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50â€™x100' property in combination with 11223 99 AV NW (SEPARATE LISTING) for a total of 100â€™ x 100â€™ (10,000 sq.ft) of prime redevelopment space under the City's new zoning bylaws. Capitalize on spectacular River Valley views. Both properties are currently rented until you are ready to redevelop this parcel!

## Essential Information

MLS® #	E4445454
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	11229 99 Avenue
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB



Postal Code            T5K 0G9

**Exterior**

Exterior Features    Corner Lot, Flat Site, Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Subdividable Lot, View City, View Downtown

**Additional Information**

Date Listed            July 3rd, 2025

Days on Market       38

Zoning                 Zone 12

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 9:17am MDT