\$172,890 - 1212 11307 99 Avenue, Edmonton

MLS® #E4434014

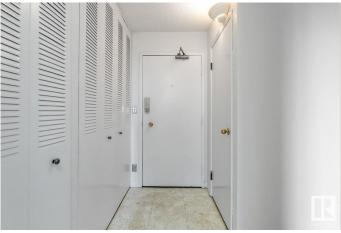
\$172,890

2 Bedroom, 1.00 Bathroom, 925 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

Breathtaking River Valley and city views in this pet-friendly concrete high-rise and suite. This highly desirable, bright, 12th-flr corner unit in the Valhalla offers 2 spacious bedrooms, 1 bath, and a generous living room. Enjoy the large balcony sunrise views. Featuring laminate flooring and ready for your personal touch. Includes in-suite storage and one titled heated underground parking stall. All utilities are included, plus air conditioning. The Valhalla offers an on-site mgr, security fob system, a well-equipped fitness room with a saltwater pool and a social room. The expansive main floor deck is perfect for enjoying fireworks or views of the golf course and nature. Ideally located in the vibrant Wihkwentowin (formerly Oliver) neighbourhood; steps from the LRT, trails, dining, entertainment, U of A, Government bldgs, MacEwan University, shopping, and Ice District. Don't miss the opportunity.







Built in 1970

Essential Information

| MLS® # | E4434014 |
|------------|-----------|
| Price | \$172,890 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |

| Square Footage | 925 |
|----------------|------------------------|
| Acres | 0.00 |
| Year Built | 1970 |
| Туре | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |
| | |

Community Information

| Address | 1212 11307 99 Avenue |
|----------------|---|
| Area | Edmonton |
| Subdivision | Wîhkwêntôwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 0H2 |
| Amenities | |
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Stall, Underground |
| Has Pool | Yes |
| Interior | |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating | Hot Water, Natural Gas |
| # of Stories | 16 |

| # of Stories | 16 |
|--------------|-------------------|
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| Exterior | Concrete |
|------------------------------|---|
| Exterior Features | Backs Onto Park/Trees, Boating, Golf Nearby, Hillside, Landscaped, No |
| Back Lane, Park/Reserve, Pic | Back Lane, Park/Reserve, Picnic Area, Public Transportation, Ravine |
| | View, River Valley View, River View, Rolling Land, Shopping Nearby, |

| | View City |
|--------------|--------------------|
| Roof | Tar & Gravel |
| Construction | Concrete |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | May 2nd, 2025 |
|----------------|---------------|
| Days on Market | 13 |
| Zoning | Zone 12 |
| Condo Fee | \$944 |

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Listing information last updated on May 15th, 2025 at 6:32am MDT