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

MLS® #E4434014

### \$172,890

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

WîhkwÃantôwin, 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**

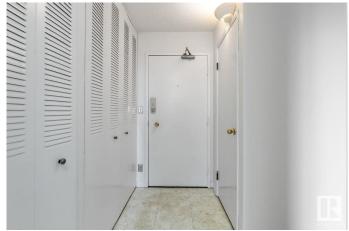
MLS® # E4434014 Price \$172,890

Bedrooms 2

Bathrooms 1.00

Full Baths 1







Square Footage 925
Acres 0.00
Year Built 1970

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 1212 11307 99 Avenue

Area Edmonton

Subdivision WîhkwÃantôwin

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 Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric

Heating Hot Water, Natural Gas

# 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, Picnic Area, Public Transportation, Ravine View, River Valley View, River View, Rolling Land, Shopping Nearby,

View City

Roof Tar & T

Construction Concrete

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 2nd, 2025

Days on Market 35

Zoning Zone 12

Condo Fee \$944

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Listing information last updated on June 6th, 2025 at 7:32pm MDT