

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

MLS® #E4434014

**\$172,890**

2 Bedroom, 1.00 Bathroom, 925 sqft

Condo / Townhouse on 0.00 Acres

Wāhkwāntāwin, 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 | WÃ©hkwÃ©ntÃ©win      |
| 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 & Gravel       |
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 32            |
| Zoning         | Zone 12       |
| Condo Fee      | \$944         |

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 June 2nd, 2025 at 10:32pm MDT