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

MLS® #E4434014

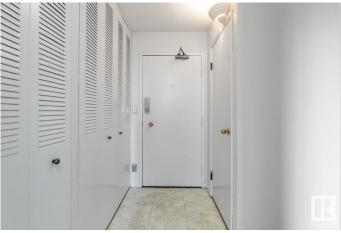
### \$172,890

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

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Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Backs Onto Park/Trees, Boating, Golf Nearby, Hillside, Landscaped, No
В	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	10
Zoning	Zone 12
Condo Fee	\$944

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Listing information last updated on May 12th, 2025 at 8:02pm MDT