

# \$160,000 - 11307 99 Avenue, Edmonton

MLS® #E4436169

**\$160,000**

1 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

5th floor SPACIOUS unit in the Valhalla (Oliver). TURN key property atop the majestic RIVER VALLEY! Inside is BRIGHT & cheery w/ a WHITE galley kitchen & appliances w/ TILED back splash to please the cook in you. Eat in the DINING room which opens onto the living room; a perfect place to ENTERTAIN! Morning coffee will be epic on the newly REFURBISHED BALCONY. Tile & lvp adorn the floors throughout for a CLEAN concise look. RELAX in the primary, it has plenty of room for your nightly retreat. Full 4 piece bath & large STORAGE ROOM is found off the entry for your extra stuff! AMAZING AMENITIES included! Enjoy an indoor SALTWATER POOL, a newly refurbished party room, GYM & 2 bike rooms. WALKABLE location to Downtown, shopping, transit (Gov't LRT stop only 3 blocks away), RIVER VALLEY trails, golf, and cross-country skiing. The UNDERGROUND PARKING stall will keep your car cozy in inclement weather. Condo fee covers ELECTRICITY and free laundry on floors 2 & up. No dog size restriction. See it you'll LOVE it!

Built in 1970

## Essential Information

MLS® # E4436169

Price \$160,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 732                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 11307 99 Avenue             |
| Area        | Edmonton                    |
| Subdivision | W&#248;hkw&#227;nt&#227;win |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5K 0H2                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Exercise Room, Hot Water Natural Gas, Party Room, Pool-Indoor, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |
| Has Pool       | Yes   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, 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 | Golf Nearby, Landscaped, No Back Lane, Picnic Area, Public |

Transportation, River Valley View, River View, Schools, Shopping  
Nearby, View City, View Downtown

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 12        |
| Condo Fee      | \$684          |

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Listing information last updated on June 14th, 2025 at 7:17pm MDT