

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

MLS® #E4434014

\$172,890

2 Bedroom, 1.00 Bathroom, 925 sqft

Condo / Townhouse on 0.00 Acres

Wāhkwēntāwin, 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

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|------------|-----------|
| 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 | 46 |
| Zoning | Zone 12 |
| Condo Fee | \$944 |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT