

## \$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

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	W&hkw&nt&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	Air Conditioning-Central, 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	12
Zoning	Zone 12
Condo Fee	\$944

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