

Courtesy Of Douglas B Purdy Of RE/MAX River City

## \$220,000 - 704 11307 99 Avenue, Edmonton

MLS® #E4443703

**\$220,000**

1 Bedroom, 1.00 Bathroom, 787 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

SPECTACULAR RIVER VALLEY VIEWS from your urban lifestyle living with this AMAZING 1 bedroom | 1 bathroom, condo in the heart of River Valley is the ideal place to call home . It welcomes you with updated suite features galley kitchen w/upscale SS appliances, trendy cabinetry/vinyl plank flooring, in-suite storage, titled underground parking stall & extended balcony off great room with riveting city-scape views. Reasonable condo fees that include heat & water with onsite building manager & security fob. Outstanding location, just steps to river valley walking trails, Victoria Golf Course, transit & Jasper Ave to celebrate summer in Edmontonâ€™s finest downtown district. An amazing opportunity the Valhalla offers an indoor salt water pool, well equipped exercise room, party/social room, outdoor patio, bicycle storage room, free laundry, air conditioning & visitor parking. Pet friendly building. Conveniently located close to LRT, shopping, restaurants, river valley trails and other amenities.

Built in 1970

### Essential Information

MLS® # E4443703

Price \$220,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	787
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	704 11307 99 Avenue
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0H2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Secured Parking, Security Door, Sprinkler System-Fire
Parking	Stall, Underground
Has Pool	Yes

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Hillside, Landscaped, Playground Nearby, Public Swimming Pool, River Valley

View, River View, Schools, Shopping Nearby, View City

Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	11
Zoning	Zone 12
Condo Fee	\$766

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 July 2nd, 2025 at 8:33pm MDT