

## \$189,900 - 604 11307 99 Avenue, Edmonton

MLS® #E4435583

**\$189,900**

1 Bedroom, 1.00 Bathroom, 797 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

**SPECTACULAR RIVER VALLEY VIEW!!** At just under 800 sqft, this renovated one bedroom one bathroom condo in the Valhalla high rise building is the ideal place to call home. The spacious living room is bright with sliding glass doors opening to a large south facing balcony perfect for relaxing and enjoying the gorgeous views of the River Valley and Victoria golf course. The kitchen features quartz counter tops, stainless steel appliances, white cabinetry, and a tile backsplash. Completing this unit is a good-sized primary bedroom, a dining area, an updated bathroom as well as an in-suite storage room. Underground titled parking stall. The Valhalla offers an indoor 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® #	E4435583
Price	\$189,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	797
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	604 11307 99 Avenue
Area	Edmonton
Subdivision	W&#248;hkw&#223;nt&#227;win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0H2

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Storage-In-Suite
Parking	Heated, Underground
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Public Transportation, Ravine View, River Valley View, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                38  
Zoning                              Zone 12  
Condo Fee                        \$766

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