

## \$125,000 - 11307 99 Avenue, Edmonton

MLS® #E4433682

**\$125,000**

1 Bedroom, 1.00 Bathroom, 678 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&ant&win, Edmonton, AB

This spacious one bdrm condo offers comfort and convenience, nestled on the edge of our beautiful river valley. While the unit is on the main floor without its own balcony, you can enjoy the large common area deck right outside your unit door that has unobstructed views of the river valley and the high level bridge. Building amenities include an indoor saltwater pool, a newly renovated party room, a well-equipped gym, and two bike rooms. Located just a short walk to downtown, shopping, transit (Gov't LRT stop only 3 blocks away), as well as outdoor activities like river valley trails, golf, and cross-country skiing just down the stairs, this unit is perfect for active living. The underground parking stall is conveniently located next to the elevator, making this unit equally suitable for those with more limited mobility. The condo fee covers ELECTRICITY and free laundry on floors 2+! Finally, for those with furry family members, this is one of the few condo buildings that has no size restrictions for dogs!

Built in 1970

### Essential Information

MLS® #	E4433682
Price	\$125,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	678
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&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0H2

### Amenities

Amenities	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms
Parking	Underground
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Concrete, Composition

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                46  
Zoning                              Zone 12  
Condo Fee                        \$629

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