

**\$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 | WÃ©hkwÃ©ntÃ©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                39  
Zoning                              Zone 12  
Condo Fee                        \$766

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