

Courtesy Of Chantell Grandy Of RE/MAX Elite

## \$249,900 - 1605 11307 99 Avenue, Edmonton

MLS® #E4449735

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,090 sqft

Condo / Townhouse on 0.00 Acres

W&#248;hkw&#227;nt&#227;win, Edmonton, AB

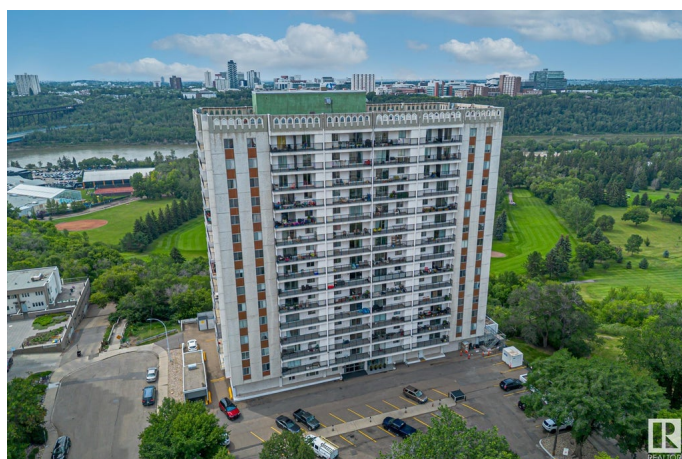
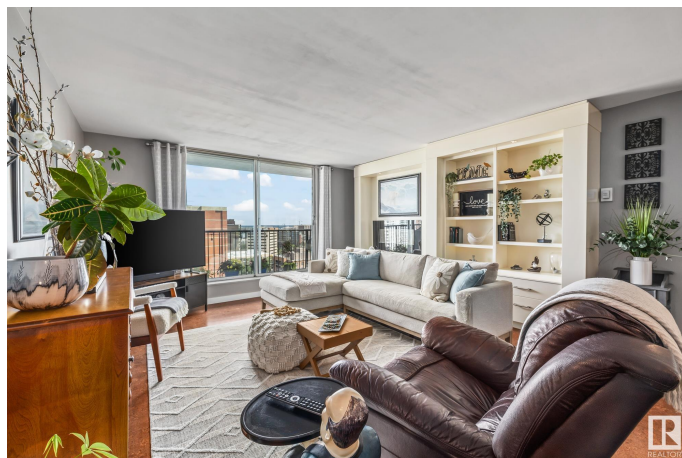
Experience downtown penthouse living with spectacular city views and includes ALL UTILITIES, AIR CONDITIONING & FREE LAUNDRY in condo fee. This fully renovated unit is loaded with upgrades. The spacious primary bedroom features a cozy den, generous closets, a large storage area, and a renovated three-piece en-suite with private balcony access. A second bedroom and updated four-piece bath add flexibility. The open living and dining area includes custom built-ins and newer cork flooring throughout. The kitchen is bright and modern with quartz counters, stainless appliances, and custom cabinetry&#201;opened to let in more light. Enjoy amazing views not only from your private balcony but also from the condo&#215;s exclusive terrace and party room. Common area A/C, two parking stalls (one titled underground, one assigned surface), and condo fees that include all utilities and top-tier amenities&#201;gym, pool, and more&#201;complete the package. Walk to Grandin LRT, shops, and restaurants. City life, perfectly balanced

Built in 1970

### Essential Information

MLS® # E4449735

Price \$249,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,090                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1605 11307 99 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0H2              |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Parking-Visitor, Party Room, Pool-Indoor, Social Rooms, Sprinkler System-Fire, See Remarks |
| Parking Spaces | 2                                                                                                               |
| Parking        | Heated, Parkade, Underground                                                                                    |
| Has Pool       | Yes                                                                                                             |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| 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, Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane                                                                                                                                                    |
| Construction      | Concrete                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,122         |

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 September 16th, 2025 at 9:17pm MDT