

# \$169,900 - 307 11307 99 Avenue, Edmonton

MLS® #E4416969

**\$169,900**

1 Bedroom, 1.00 Bathroom, 730 sqft  
Condo / Townhouse on 0.00 Acres

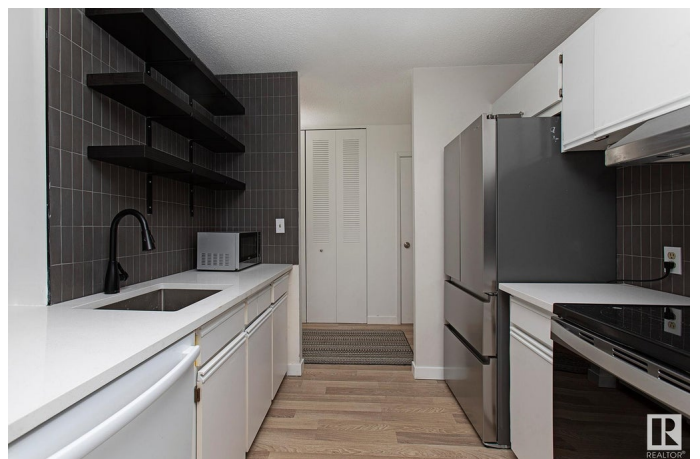
W&hkw&ant&win, Edmonton, AB

This is the one for you! Located in the heart of W&hkw&ant&win (formerly Oliver) & along the River Valley, you are literally steps away from beautiful views; walking trails; restaurants; public transportation; golf - you name it! This 730 SqFt Condo in the Valhalla (Oliver) building has been extensively RENOVATED recently & has a Titled, UNDERGROUND parking stall. The Kitchen features NEW Quartz Countertops; Tiled Backsplash; New Appliances & is open to the Dining area. The spacious Living Room leads you onto the balcony. The Laminate floor throughout is also in the large Primary Bedroom & Full Bathroom - having a New, Fully Tiled-Surround tub & Vanity. A Storage Room completes this condo - fit for a 1st time home buyer; investor & down-sizer. Condo fees incl. Heat; Water AND Power! The Amenities in this building include a well-equipped Exercise Room; Indoor Pool; fully renovated Party Room & a huge Terrace with breath-taking views of the River Valley.

Built in 1970

## Essential Information

MLS® #	E4416969
Price	\$169,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	730
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 11307 99 Avenue
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0H2

### Amenities

Amenities	Exercise Room, Parking-Visitor, Pool-Indoor, Secured Parking, See Remarks
Parking Spaces	1
Parking	Underground
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	9
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	70
Zoning	Zone 12
Condo Fee	\$670

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 March 13th, 2025 at 1:32pm MDT