

# **\$160,000 - 503 11307 99 Avenue, Edmonton**

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MLS® #E4436169

**\$160,000**

1 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

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

5th floor SPACIOUS unit in the Valhalla (Oliver). TURN key property atop the majestic RIVER VALLEY! Inside is BRIGHT & cheery w/ a WHITE galley kitchen & appliances w/ TILED back splash to please the cook in you. Eat in the DINING room which opens onto the living room; a perfect place to ENTERTAIN! Morning coffee will be epic on the newly REFURBISHED BALCONY. Tile & lvp adorn the floors throughout for a CLEAN concise look. RELAX in the primary, it has plenty of room for your nightly retreat. Full 4 piece bath & large STORAGE ROOM is found off the entry for your extra stuff! AMAZING AMENITIES included! Enjoy an indoor SALTWATER POOL, a newly refurbished party room, GYM & 2 bike rooms. WALKABLE location to Downtown, shopping, transit (Gov't LRT stop only 3 blocks away), RIVER VALLEY trails, golf, and cross-country skiing. The UNDERGROUND PARKING stall will keep your car cozy in inclement weather. Condo fee covers ELECTRICITY and free laundry on floors 2 & up. No dog size restriction. See it you'll LOVE it!



Built in 1970

## **Essential Information**

MLS® # E4436169

Price \$160,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	732
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	503 11307 99 Avenue
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0H2

### Amenities

Amenities	Deck, Exercise Room, Hot Water Natural Gas, Party Room, Pool-Indoor, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Picnic Area, Public

Transportation, River Valley View, River View, Schools, Shopping  
Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	35
Zoning	Zone 12
Condo Fee	\$684

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Listing information last updated on June 17th, 2025 at 4:32pm MDT