



Edmonton **Wihkwêntôwin** **LP:** **\$179,900**
 #702 11307 99 AV NW T5K 0H2 **SP:** 

Listing ID # E4481133 **ACTIVE**
Building Type Apartment High Rise
Style Single Level Apartment
Year Built 1970
Full Baths 1
Half Baths 0
Total Baths 1.0
Tot Flr AG SqFt 964.45
Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 89.60

[URL-Virtual Tour](#) [URL-Brochure](#)

Your new home just east of downtown sits on the edge of Edmonton's beautiful river valley, with a stunning view of the Victoria Golf Course and the North Saskatchewan River! The open plan features hardwood floors and a renovated kitchen creating an attractive and functional space and the 2nd bedroom has a convenient Murphy bed for guests! 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 titled underground parking stall #49 is conveniently located close to the elevator, making this unit well suited to someone with limited mobility. Condo fees include electricity, heat, A/C, water and free laundry! Bonus for pet-lovers, this is one of the few condo buildings that has no size restrictions for dogs!

Directions

Living Room	6.12x4.83	M	Bedroom 3		Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.79x2.18	M	Bedroom 4		1	4	M	No	Main	89.60	964.45
Kitchen	3.01x2.58	M	Storage Room	1.82x0.87	2				Upper		
Family Room					3				Above Grd		
Den					4				Lower		
Bonus Room					5				Below Grd		
Primary Bedrm	4.20x3.29	M			6				Tot Flr AG	89.60	964.45
Bedroom 2	4.29x2.98	M			7				# Finished	1	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type EPDM Membrane
Exterior Composition
Flooring Ceramic Tile, Hardwood
Features 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
Construction Concrete
Basement None / No Basement
Separate Ent
2nd Suite Permit By Seller
Garage Suite Permit
Garden Suite Permit
Lot Shape Front Exposure West
Lot Size SqM 33.45 **F x D (m)** x
Zoning
Tax Amount \$1,419.46 / 2025
Conform Type
Conform Year
Goods Incl Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Goods Excl

Goods Incl Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings

Warranty

Fireplace No
FP Fuel
FP Type

Site Features Golf Nearby, Park/Reserve, River Valley View, Shopping Nearby, View City, See Remarks

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Heated, Single Indoor, Underground

Road Access Paved **Park Encl/Tot** 1 / 1 **Garage Dim**

Condo Name	Valhalla (Wihkwêntôwin)	Floor Location	Other	Floor#	7
Condo Fee	\$957.64	#Floors in Build	15	Elevator	Yes
Fee Includes	Amenities w/Condo, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Parking, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	SW		