

\$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&hkw&ant&win, Edmonton, AB

Experience downtown penthouse living with spectacular city views and steps to the river valley. 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—opened to let in more light. Enjoy amazing views not only from your private balcony but also from the condo’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—gym, pool, and more—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	45
Zoning	Zone 12
Condo Fee	\$1,122

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