

**\$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 cabinetryâ€”opened to let in more light. Enjoy amazing views not only from your private balcony but also from the condoâ€™s exclusive terrace and party room. Central A/C, two parking stalls (one titled underground, one assigned surface), and condo fees that include all utilities and top-tier amenitiesâ€”gym, pool, and moreâ€”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	Air Conditioner, Deck, Exercise Room, Party Room, Pool-Indoor, Social Rooms, See Remarks
Parking	Heated, Parkade, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, 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                2  
Zoning                              Zone 12  
Condo Fee                        \$1,122

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