

# \$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. Central 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 | 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                7  
Zoning                              Zone 12  
Condo Fee                        \$1,122

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Listing information last updated on August 1st, 2025 at 12:33pm MDT