

**1012, 11307 99 Avenue NW  
Edmonton, Alberta**

**MLS # A2278975**

**\$159,700**



<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
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<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
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<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 930
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<b>Basement:</b>	-	<b>LLD:</b>	-
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<b>Exterior:</b>	Concrete	<b>Zoning:</b>	12
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<b>Foundation:</b>	-	<b>Utilities:</b>	-
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**Features:** Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Storage

**Inclusions:** none

Urban Living at its Finest! Welcome to the Valhalla located in one of Edmonton's finest downtown districts. This 2 bed 1 bath is perfect for young professionals or those wanting to downsize from a home. Updated Kitchen Cabinetry, Newer Stainless appliances, Gleaming Hardwood Floors, In Suite Storage, a South East Balcony, Underground Parking ~ Painted in neutral colours offering you a blank slate to be creative with decorating your way. THE REAL SHOWSTOPPER? Resort-style amenities and unbeatable location ~ IN-COMPLEX amenities include Same floor Free Laundry, Salt Water Pool, Well Equipped Gym, Bike Storage & a Party/Social Room with Terrace Overlooking the incredible River valley Views. Close to walking Trails, Transit, and all the fantastic amenities nearby such as Shopping, Fine Restaurants, live Theatre & Music, Art Galleries & more. Located on a Beautiful Quiet Tree Lined Street ~The Valhalla is Professionally Managed on-site Daytime Staff, Fob equipped Entry, Pet & Child Friendly! (Virtually Staged)