

## \$445,000 - 314 11220 99 Avenue, Edmonton

MLS® #E4451352

**\$445,000**

2 Bedroom, 2.00 Bathroom, 1,421 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Architecturally unique design, concrete and steel-built apartment, integrating nature with live trees and flora throughout the open sunny atrium. Nestled in the heart of downtown, conveniently located to fine dining, river valley trails, and Victoria golf. Professionally designed and renovated, transformed this 1980s apartment to a modern, open concept space, capturing its distinctive style. Inviting foyer opens to the galley kitchen. Glossy white cabinets, stainless steel appliances, sit-down bar/island and canopy hood fan over the stove. Cozy breakfast nook. Dining room has an open ceiling to the second floor. Main floor bedroom has direct access to the 1st balcony. Renovated main bathroom. Glass staircase, black railing will lead you upstairs to a relaxing family room. Full height windows, access to second balcony overlooking the atrium. Wood-burning fireplace, for cozy evenings at home. Primary bedroom is bright, features a walk-in closet renovated ensuite, double sinks and large shower.

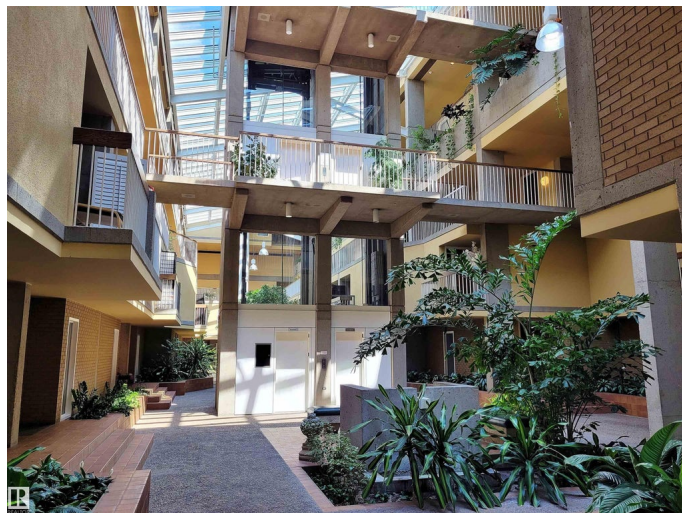
Built in 1980

### Essential Information

MLS® # E4451352

Price \$445,000

Bedrooms 2



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,421                 |
| Acres          | 0.00                  |
| Year Built     | 1980                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 314 11220 99 Avenue |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2K6             |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Intercom, Secured Parking, Security Door, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 1                                                                                               |
| Parking        | Stall, Underground                                                                              |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                |
| Fireplace         | Yes                                                                                   |
| Fireplaces        | Masonry                                                                               |
| # of Stories      | 4                                                                                     |
| Stories           | 2                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | None, No Basement                                                                     |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Brick |
|----------|-----------------|

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                |
| Construction      | Concrete, Brick                                                                                             |
| Foundation        | Concrete Perimeter                                                                                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 12          |
| Condo Fee      | \$768            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 7:32pm MDT