

# \$249,900 - #1605 11307 99 Av Nw, Edmonton

MLS® #E4449735

## \$249,900

2 Bedroom, 2.00 Bathroom, 1,090 sqft  
Single Family on 0.01 Acres

WÃ@hkwÃªntÃ´win, Edmonton, Alberta

Experience downtown penthouse living with spectacular city views and includes ALL UTILITIES, AIR CONDITIONING & FREE LAUNDRY in condo fee. 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. Common area 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 (id:6289)

Built in 1970

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4449735  |
| Price     | \$249,900 |
| Bedrooms  | 2         |



|                |                    |
|----------------|--------------------|
| Bathrooms      | 2.00               |
| Square Footage | 1,090              |
| Acres          | 0.01               |
| Year Built     | 1970               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | #1605 11307 99 Av Nw |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| Province    | Alberta              |
| Postal Code | T5K0H2               |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Park, Golf Course, Public Transit, Shopping |
| Features       | See remarks, Park/reserve                   |
| Parking Spaces | 2                                           |
| Parking        | Heated Garage, Parkade, Underground         |
| View           | City view                                   |
| Has Pool       | Yes                                         |
| Pool           | Indoor pool                                 |

### Interior

|            |                                                                               |
|------------|-------------------------------------------------------------------------------|
| Appliances | Dishwasher, Microwave Range Hood Combo, Refrigerator, Stove, Window Coverings |
| Heating    | Hot water radiator heat                                                       |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Elite |
|----------------|--------------|



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