



GRASSROOTS
REALTY GROUP

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1012, 11307 99 Avenue NW
Edmonton, Alberta

MLS # A2272513



\$183,700

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Views		

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

Inclusions: Window Coverings

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)