# \$1,500,000 - 11229 99 Avenue, Edmonton

MLS® #E4445454

## \$1,500,000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50'x100′ property in combination with 11223 99 AV NW (SEPARATE LISTING) for a total of 100' x 100' (10,000 sq.ft) of prime redevelopment space under the City's new zoning bylaws. Capitalize on spectacular River Valley views. Both properties are currently rented until you are ready to redevelop this parcel!



MLS® # E4445454

Price \$1,500,000

Bathrooms 0.00 Acres 0.00

Type Single Family

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address 11229 99 Avenue

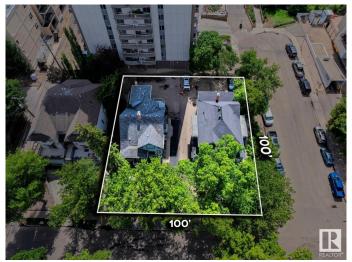
Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB







Postal Code T5K 0G9

#### **Exterior**

Exterior Features Corner Lot, Flat Site, Golf Nearby, Low Maintenance Landscape, Picnic

Area, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Subdividable Lot, View City, View Downtown

## **Additional Information**

Date Listed July 3rd, 2025

Days on Market 37

Zoning Zone 12

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 9th, 2025 at 5:32am MDT