

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

MLS® #E4445454

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

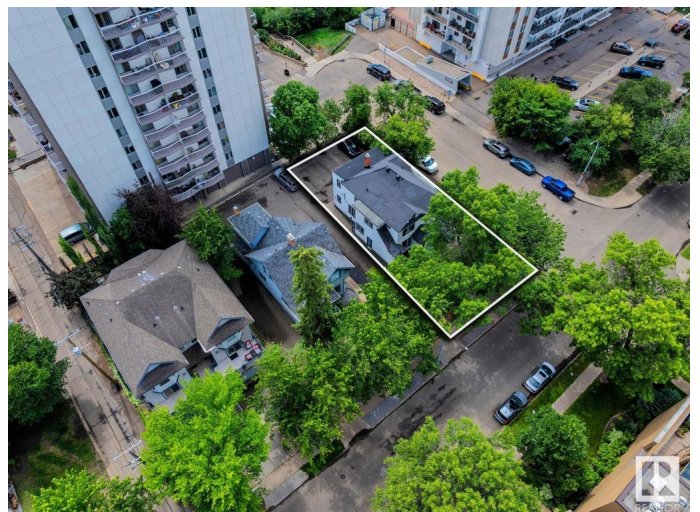
ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50'x100' property in combination with 11223 99 AV NW (SEPARATE LISTING) for a total of 100' x 100' (10,000 sq.ft) of prime redevelopment space under the City's new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

## Essential Information

|           |                 |
|-----------|-----------------|
| 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 | W&hkw&ant&win   |
| 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

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Listing information last updated on August 8th, 2025 at 10:32pm MDT