

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

MLS® #E4445454

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Wā@hkwāntāwin, Edmonton, AB

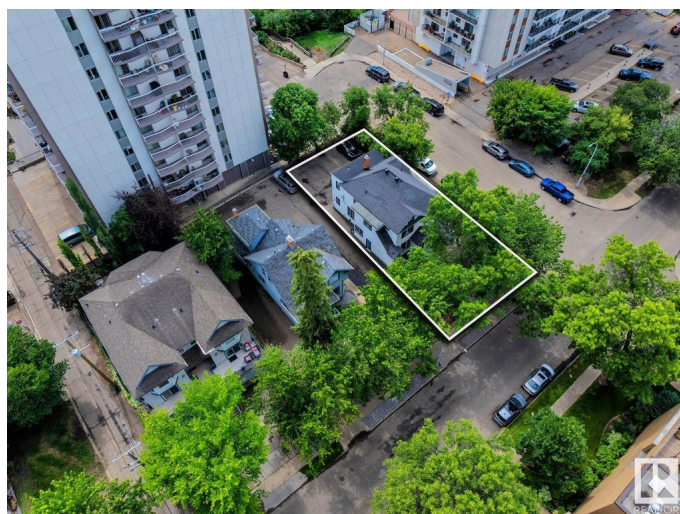
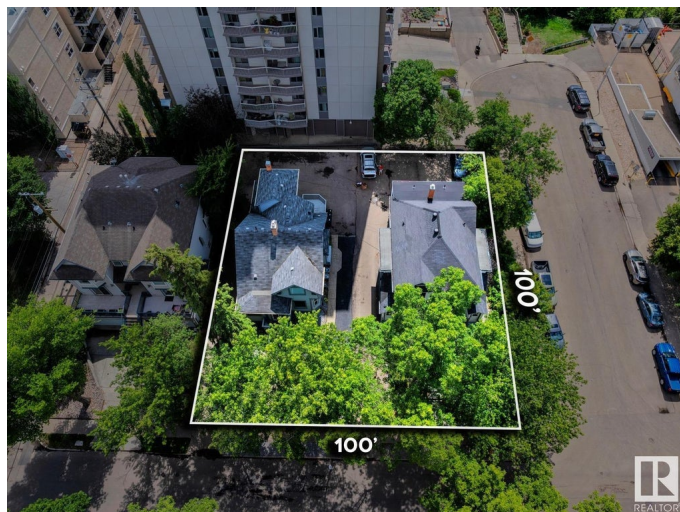
ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50â€™™x100' property in combination with 11223 99 AV NW (SEPARATE LISTING) for a total of 100â€™™ x 100â€™™ (10,000 sq.ft) of prime redevelopment space under the Cityâ€™™s 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	Wā@hkwāntāwin
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 67

Zoning Zone 12

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Listing information last updated on September 8th, 2025 at 9:31am MDT