

# \$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

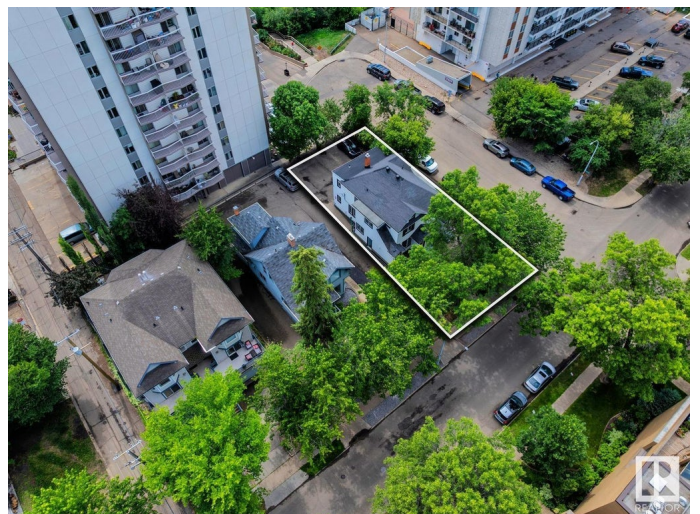
ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50â€™™x100' property in combination with 11223 99 AV NW (SEPARATE LISTING) for a total of 100â€™™ x 100â€™™ (10,000 sq.ft) of prime redevelopment space under the Cityâ€™™s 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     |
| Lease Rate | \$15            |
| 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 90  
Zoning Zone 12

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Listing information last updated on October 1st, 2025 at 3:17am MDT