

# \$1,500,000 - 11223 99 Avenue, Edmonton

MLS® #E4445453

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

W&#248;hkw&#227;nt&#227;win, Edmonton, AB

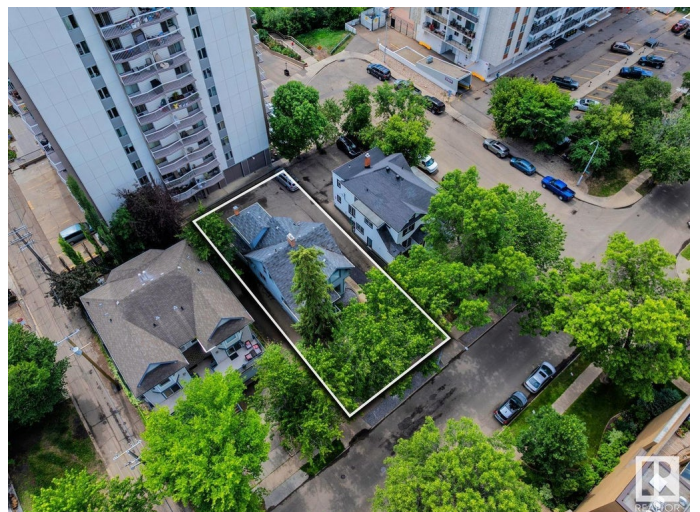
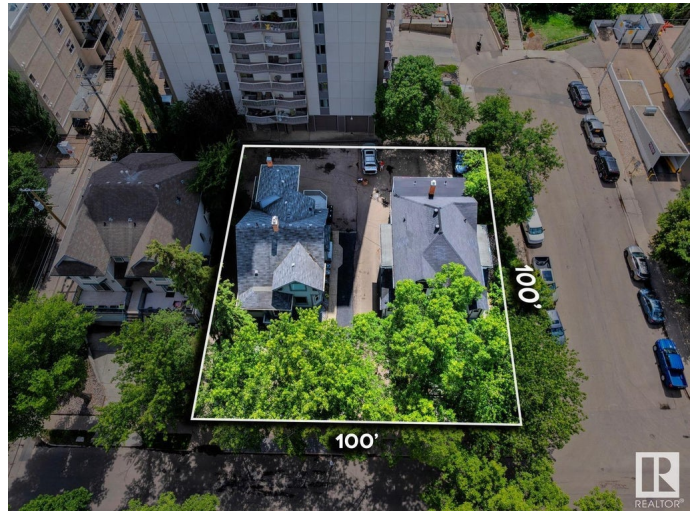
ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50â€™x100' property in combination with 11229 99 AV NW (SEPARATE LISTING) for a total of 100â€™ x 100â€™ (10,000 sq.ft) of prime redevelopment space under the Cityâ€™s new zoning bylaws. Capitalize on spectacular River Valley views. Both properties are currently rented until you are ready to redevelop this spectacular parcel!

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4445453        |
| Price     | \$1,500,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 11223 99 Avenue             |
| Area        | Edmonton                    |
| Subdivision | W&#248;hkw&#227;nt&#227;win |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |



Postal Code            T5K 0G9

**Exterior**

Exterior Features    Corner Lot, Flat Site, Golf Nearby, 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       66

Zoning                 Zone 12

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Listing information last updated on September 7th, 2025 at 5:32pm MDT