

Courtesy Of Karim N Keshavjee Of RE/MAX River City

# \$199,900 - 109 2011 137 Avenue, Edmonton

MLS® #E4428165

**\$199,900**

2 Bedroom, 1.00 Bathroom, 875 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

An amazing opportunity to own this immaculate 2 bedroom (40+) condo with an amazing location & very affordable price. Offering a bright cheerful, open-concept floor plan with a sunny south exposure, this home has upgraded kitchen cabinets with quartz countertops, upgraded flooring, in-suite laundry & storage space. It also has garden-door access to your own patio which extends out to a massive fenced-in park with park benches, gazebo & manicured grounds. Enjoy the benefits and amenities which include heated underground parking, storage cage, fully-equipped car wash, workshop, elevator, exercise room, knitting room, billiards room & library. Thereâ€™s also a large social room with plenty of seating, kitchen & bathrooms that can be made available to you. The building sides onto Hermitage Park and a network of gorgeous trails where you can walk or cycle along the beautiful river valley. Valleyview Point is a sought-after building close to bus routes, LRT, shopping and many other amenities.

Built in 1995

## Essential Information

MLS® # E4428165

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 875                    |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 109 2011 137 Avenue |
| Area        | Edmonton            |
| Subdivision | Kernohan            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 4W2             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Car Wash, Exercise Room, Gazebo, Intercom, No Animal Home, No Smoking Home, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, See Remarks, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Stall, Underground  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|          |                  |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Landscaped, No Back Lane, Picnic Area, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Shopping Nearby |
| Roof              | Metal  |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 35          |
| Condo Fee      | \$457            |

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Listing information last updated on April 8th, 2025 at 8:17pm MDT