

# **\$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. There'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**

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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
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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	23
Zoning	Zone 35
Condo Fee	\$457

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Listing information last updated on April 19th, 2025 at 8:17pm MDT