

## \$190,000 - 111 2011 137 Avenue, Edmonton

MLS® #E4427098

**\$190,000**

2 Bedroom, 1.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Enjoy retirement living at Valleyview Point! This exceptional 40+ concrete-built complex offers stunning views of the North Saskatchewan River, valley trails & Hermitage Park. Enjoy an active, maintenance-free lifestyle with fantastic amenities: social room with outdoor terrace, fitness center, library, craft room, workshop & car wash. This spacious 2-bedroom unit features laminate flooring throughout, a bright U-shaped kitchen, in-suite laundry, walk-in closet & private patio. Main floor unit gives easy access in case of emergency. Underground parking & storage included. A quiet, secure building with beautifully landscaped grounds, just steps from nature. Currently 40+, transitioning to 55+ in 2033. A must-see opportunity for downsizers seeking comfort & convenience!

Built in 1995

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427098  |
| Price          | \$190,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 879       |
| Acres          | 0.00      |
| Year Built     | 1995      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 2011 137 Avenue |
| Area        | Edmonton            |
| Subdivision | Kernohan            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 4W2             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Car Wash, Deck, Exercise Room, Party Room, Secured Parking, Security Door, Vinyl Windows, Workshop, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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, Environmental Reserve, Public Swimming Pool, Public Transportation, River Valley View, Shopping Nearby |
| Roof              | Metal   |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 26               |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$457   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 4:02pm MDT