

## \$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	27

Zoning	Zone 35
Condo Fee	\$457

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Listing information last updated on April 19th, 2025 at 6:32am MDT