

\$185,000 - 111 2011 137 Avenue, Edmonton

MLS® #E4427098

\$185,000

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	\$185,000
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	48

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 May 10th, 2025 at 2:17pm MDT