



11331 99 Avenue, Edmonton

**RIVER VALLEY VIEW DEVELOPMENT LAND**



## PROPERTY DETAILS

Address:	11331 99 Avenue, Edmonton
Legal:	PLAN 0421304, BLOCK 13, LOT 33A
Zoning:	DC2 616
Site Size:	23,230.19 SF (+/-)
Price:	Contact associate for details
Property Tax:	\$23,169.36 (2026 estimate)



## PROPERTY HIGHLIGHTS

- A short walk from Edmonton's downtown area, offering easy access to shopping, dining, and cultural venues like the Art Gallery of Alberta and the Alberta Legislature
- Overlooking Victoria Park & Golf Course, residents have easy access to trails, the river valley, off-leash dog park, playgrounds and picnic areas
- 5 minute drive to the University of Alberta
- Short walk to the Government Centre LRT Station

**VIRTUAL TOUR**



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Neighbourhood features:



TRAILS



SHOPPING



TRANSIT



BIKE PATHS



DINING



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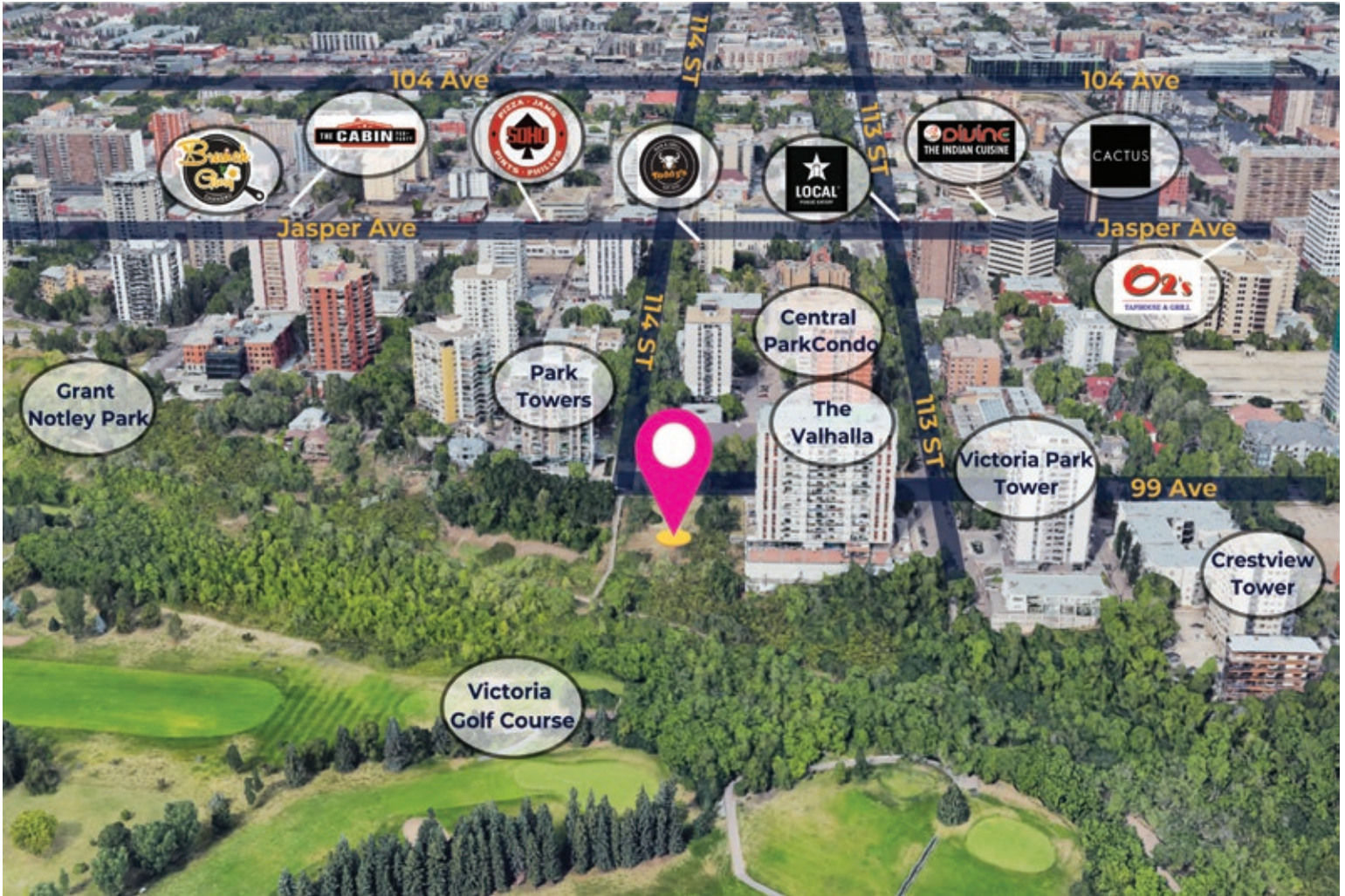
TRANSIT



BIKE PATHS



DINING



**VEHICLES PER DAY**

**Jasper Ave:** 26,338  
**109 Street:** 37,518

**AREA POPULATION**  
(within 5kms)

- 215,926 Residents
- 291,127 Daytime Population

**AREA INCOME**

- Average household income of \$94,229

**NEIGHBORHOOD HIGHLIGHTS**

- The neighborhood offers access to several parks and green spaces, including Grant Notley Park and the River Valley
- High density area with numerous apartment complexes and condominiums in the area
- Situated near main arterials including 109 Street and Jasper Avenue, allowing excellent accessibility to other areas of central Edmonton
- Excellent connectivity with nearby bus stops and easy access to the LRT system



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