

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: | \$4,000,000.00 |
| 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

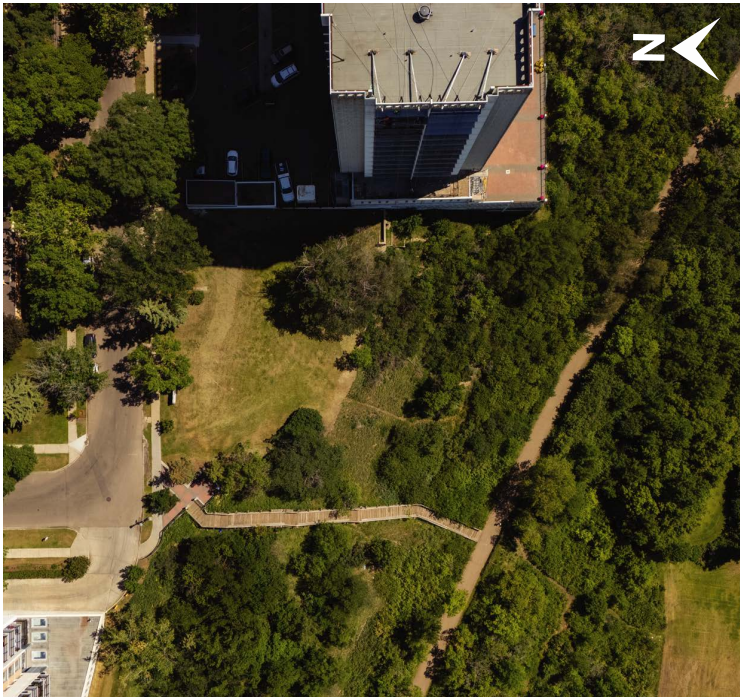
VIRTUAL TOUR



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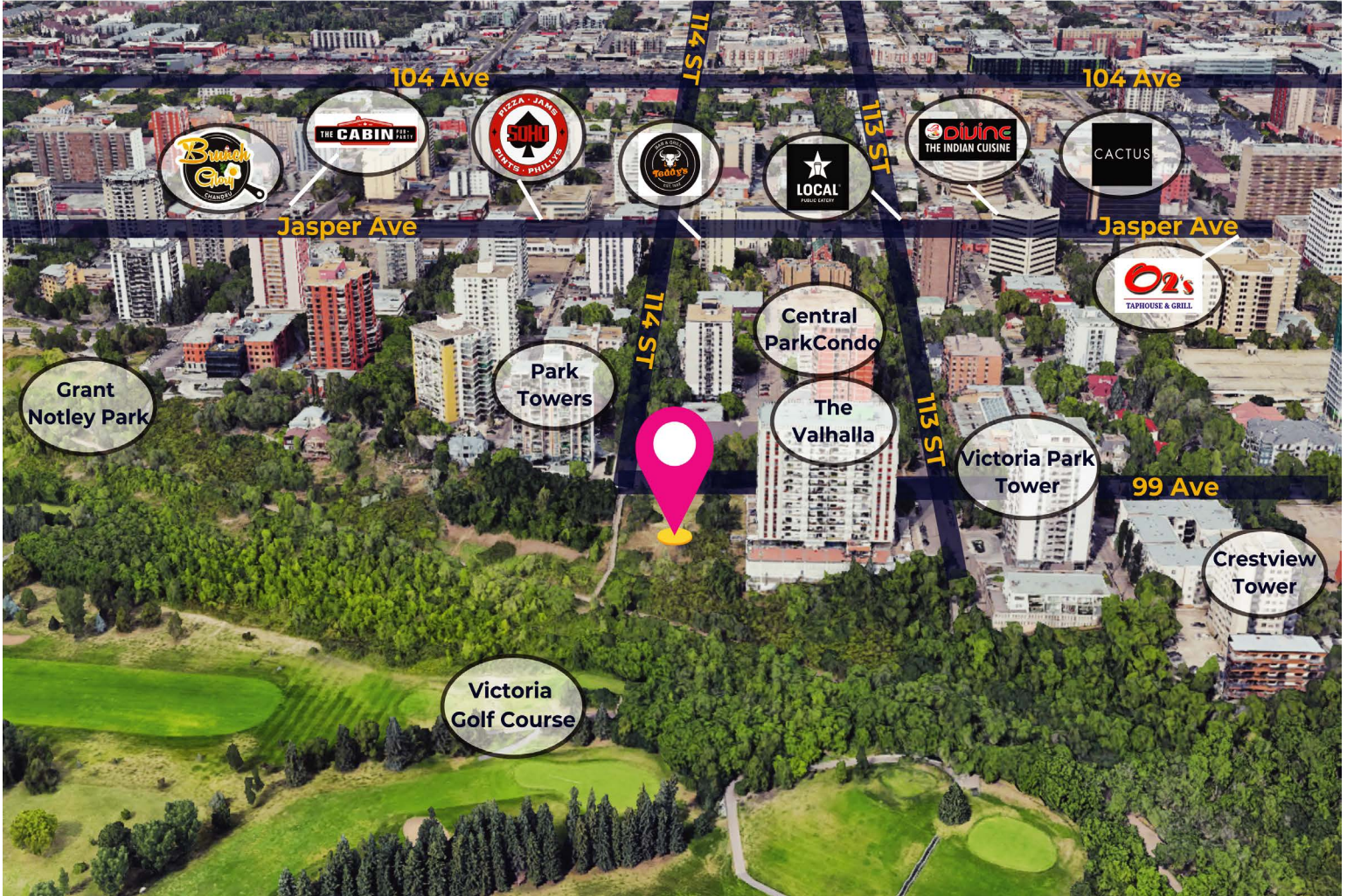
Neighbourhood features:



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Neighbourhood features:



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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