

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:	\$33,846.56 (2024)


**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**



**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com

**Neighbourhood features:**


TRAILS



SHOPPING



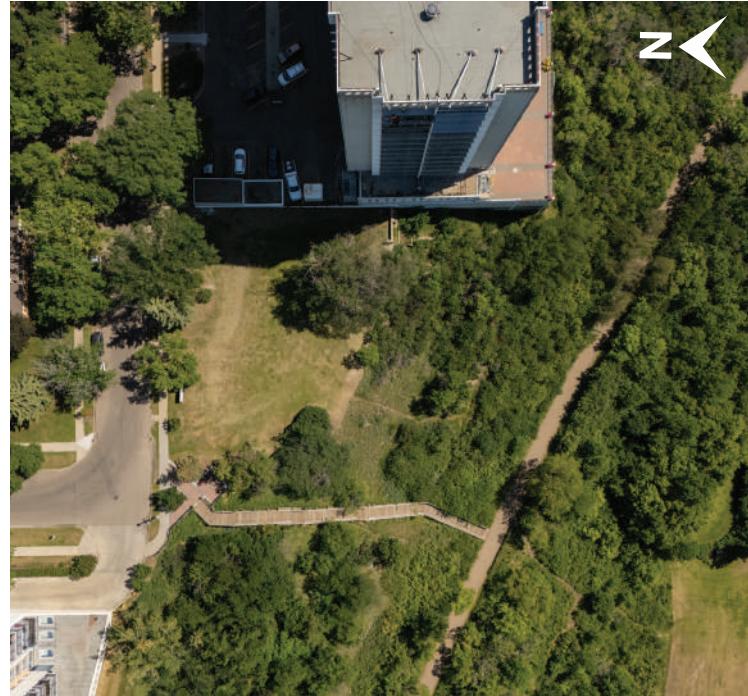
TRANSIT



BIKE PATHS

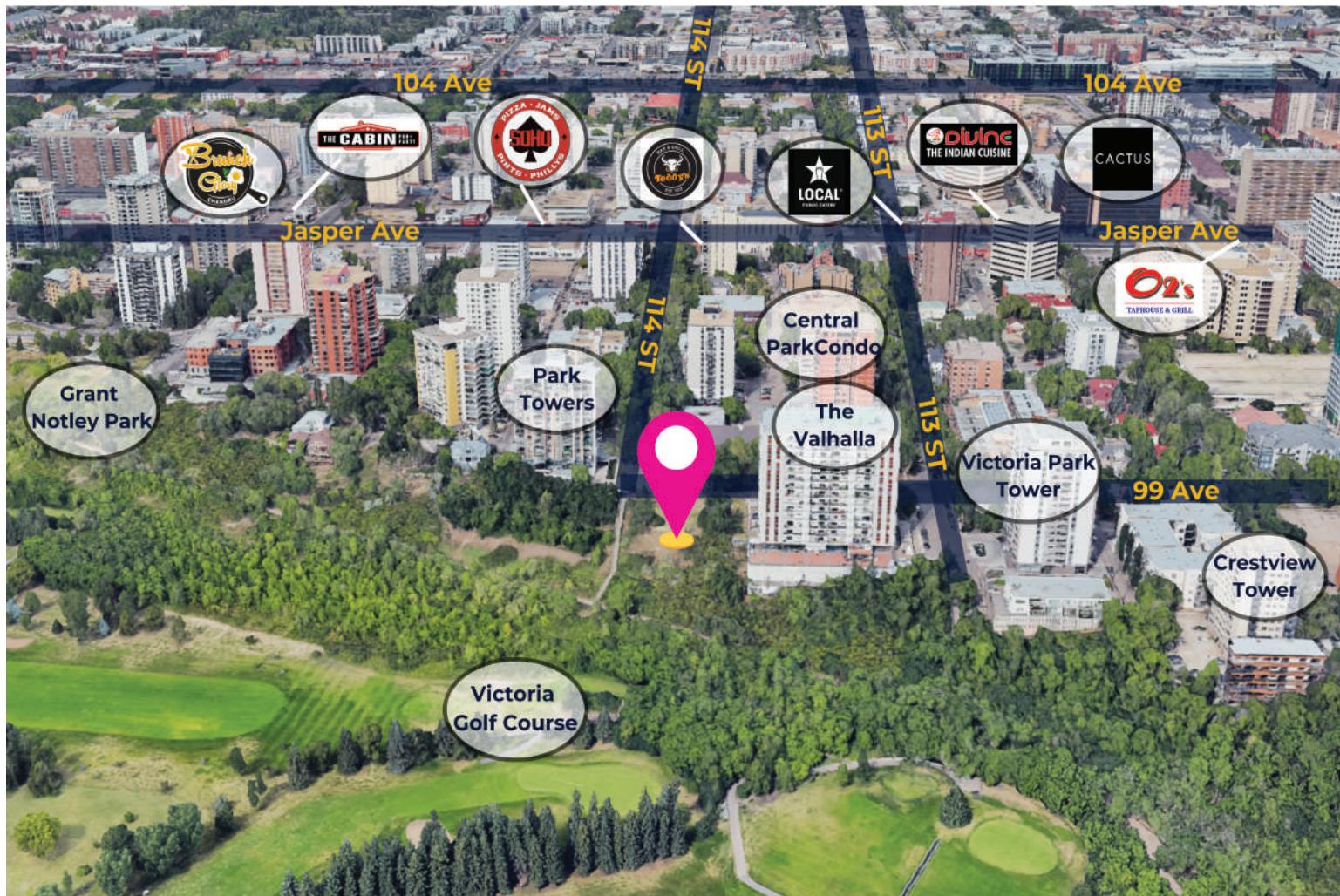


DINING



**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com


**VEHICLES  
PER DAY**

<b>Jasper Ave:</b>	26,338
<b>109 Street:</b>	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

