

## \$295,000 - 213 2011 137 Avenue, Edmonton

MLS® #E4435724

**\$295,000**

2 Bedroom, 1.00 Bathroom, 1,147 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Corner unit with loft and no units above it, this adult 40+ concrete building with fantastic location sits atop the river valley boasting loads of amenities! This well maintained 1,146 sq/ft two bedroom condo is located in Valleyview Point, a concrete building with great party room, exercise room, social rooms, and woodworking shop with extensive tools available. This unit faces the rear courtyard, has heated underground parking, and an assigned storage locker. Well maintained, the primary bedroom has a large walk-in closet and in suite laundry, and there are additional storage rooms in the suite. On January 1st 2033, this building will be 55+. With beautiful landscaping, and a great community, this home is just steps from Hermitage Park and is a definitely must see!

Built in 1995

### Essential Information

MLS® #	E4435724
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,147
Acres	0.00
Year Built	1995



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	213 2011 137 Avenue
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4W2

### Amenities

Amenities	Car Wash, Exercise Room, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, See Remarks
Roof	Metal
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	7
Zoning	Zone 35
Condo Fee	\$597

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