# \$830,000 - 1403 11969 Jasper Avenue, Edmonton

MLS® #E4423572

### \$830,000

2 Bedroom, 2.50 Bathroom, 1,550 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

Welcome to the PEARL TOWER. Featuring this beautiful 1,546 sqft open-concept home, showcasing breathtaking views of Uptown Edmonton and the river valley through expansive curtain wall windows with hidden roller blinds, complemented by two covered balconies. The modern kitchen is equipped with a sleek Granite peninsula, high-end appliances, with a south facing view from the kitchen sink, making it a chef's dream. The two primary bedrooms comfortably fit a king-sized bed, boasts custom closets, and opens to a three & 4-piece ensuite featuring a five-foot walk-in shower with a steam and three-jet and two-head spa shower. An additional bedroom with a four-piece ensuite bath makes a perfect office, additional bedroom, or guest suite. The property comes with 3 titled parking stalls, one with a secure lockable storage cage. Residents enjoy top-notch amenities, including concierge services, weight and cardio fitness rooms, a well-appointed social room, and a car wash facility!



## **Essential Information**

MLS® # E4423572 Price \$830,000





Bedrooms 2

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,550

Acres 0.00

Year Built 2015

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

## **Community Information**

Address 1403 11969 Jasper Avenue

Area Edmonton

Subdivision Wîhkwêntôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 0P1

#### **Amenities**

Amenities Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Exercise Room, Intercom,

No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Security Personnel, Concierge Service, Storage

Cage

Parking Spaces 3

Parking Underground, See Remarks

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garburator, Hood Fan,

Humidifier-Power(Furnace), Intercom, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings,

Oven Built-In-Two, TV Wall Mount

Heating Heat Pump, Natural Gas

# of Stories 32 Stories 1

Has Basement Yes

Basement None, No Basement

**Exterior** 

Exterior Concrete, See Remarks

Exterior Features Back Lane, Flat Site, Page 1

Transportation, River Valle

Nearby, View City, View Dow

Roof SBS Roofing System

Construction Concrete, See Remarks

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 1st, 2025

Days on Market 245

Zoning Zone 12 Condo Fee \$1,627



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