

Courtesy Of Treva Annette Of Rite Realty

## **\$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

W&hkw&ant&win, 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!

Built in 2015

### **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	W&#248;hkw&#227;nt&#227;win
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
<b>Exterior</b>	
Exterior	Concrete, See Remarks
Exterior Features	Back Lane, Flat Site, Pa 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	34
Zoning	Zone 12
Condo Fee	\$1,627



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