

## \$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&A@hkw&A'nt&A'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&hkw&nt&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

**Exterior**

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          172

Zoning                        Zone 12

Condo Fee                  \$1,627



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