# \$770,000 - 1003 11969 Jasper Avenue, Edmonton

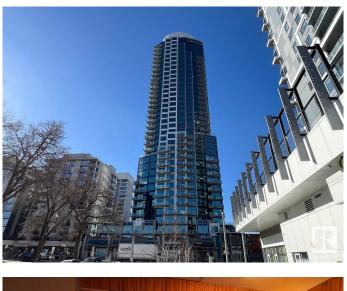
MLS® #E4430874

### \$770,000

2 Bedroom, 2.50 Bathroom, 1,531 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

Welcome to The Pearl, 36 floors in downtown Edmonton, the vision of downtown living. Views of the River Valley, Victoria Golf Course & Jasper Ave, the sun rises & sets out your window. Leave all your worries behind & enjoy the finer things in life. Restaurants, shopping, entertainment & public transit steps away. Accessing The Pearl, you'll experience the unique architecture & luxurious feel, be greeted by the concierge & whisked up to your condo featuring a lavish floor plan, 1250sqft of living space, privacy glass windows floor to ceiling, 3 balconies, and in suite laundry. Central kitchen & dining areas, 2 separate living rooms & fire places lead to bedrooms on opposite sides of the suite, each with their own baths, steam shower/tub, walk in closets, built in shelves & views for a lifetime. Murphy bed & wall unit included. Amenities include; advanced security & cameras, party facilities for private gatherings, patios, weight & cardio exercise rooms, car wash, secure storage & 2 parking stalls.







Built in 2015

#### **Essential Information**

MLS® #	E4430874
Price	\$770,000
Bedrooms	2

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,531
Acres	0.00
Year Built	2015
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	1003 11969 Jasper Avenue
Area	Edmonton
Subdivision	Wîhkwêntôwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0P1

### Amenities

Amenities	Air Conditioner, Car Wash, Deck, Exercise Room, Parking-Visitor, Party Room, Patio, Smart/Program. Thermostat, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Wall Unit-Built-In, Barrier Free Home, Concierge Service, Storage Cage, Natural Gas BBQ Hookup	
Parking Spaces	2	
Parking	Underground	
Interior		
Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount	
Heating	Heat Pump, Natural Gas	
Fireplace	Yes	
Fireplaces	Marble Surround	
# of Stories	36	
Stories	1	

Has Basement Basement	Yes None, No Basement
Exterior	
Exterior	Concrete
Exterior Features	Golf Nearby, Paved Lane, Public Transportation, River Valley View, Shopping Nearby, Ski Hill Nearby, View City
Roof	EPDM Membrane
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	12
Zoning	Zone 12
Condo Fee	\$1,612

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Listing information last updated on April 27th, 2025 at 12:17am MDT