

Courtesy Of Alison Murray Of Rimrock Real Estate

## \$610,000 - 1201 11969 Jasper Avenue, Edmonton

MLS® #E4424938

**\$610,000**

2 Bedroom, 2.00 Bathroom, 1,238 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&ant&win, Edmonton, AB

Welcome to The Pearl Tower, where luxury living meets breathtaking views in the heart of Edmonton's River Valley & Downtown. This immaculate open concept is on the 12th-floor condo with 2 bedrooms & 2 bathrooms with U/G parking & storage cage. The kitchen & dining room boast DOWNTOWN VIEWS. The bright, spacious living room has beautiful views and steps out to your SE BALCONY WITH BREATHTAKING RIVER VALLEY VIEWS. Upgrades include engineered hardwood, granite counters, A/C, blinds, extra kitchen cabinetry, a Master ensuite with a steam shower, B/I closet organizers, and a balcony with city views. 2nd bedroom also has built-in closet organizers. First-class 24 hour CONCIERGE and amenities include the U/G visitor parking, car wash, fitness facility, and social room with an outdoor patio. The Pearl is one of the TALLEST condo towers with floor-to-ceiling glass walls. River Valley walking paths and Safeway outside your door. Walk to, Victoria Golf Course, restaurants, Rogers Place and MacEwan University.

Built in 2015

### Essential Information

MLS® # E4424938

Price \$610,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,238                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1201 11969 Jasper Avenue |
| Area        | Edmonton                 |
| Subdivision | WÃ©hkwÃ©ntÃ©win          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5K 0P1                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Heat Exchanger, Concierge Service, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Heat Pump, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| # of Stories      | 36  |
| Stories           | 1   |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | None, See Remarks |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane   |
| Construction      | Concrete  |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                     |
|------------|---------------------|
| Elementary | W&hkw&nt&win School |
| Middle     | Westminster School  |
| High       | Victoria School     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 40               |
| Zoning         | Zone 12          |
| Condo Fee      | \$1,280          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 12:32pm MDT