# \$699,900 - 1003 11969 Jasper Avenue, Edmonton

MLS® #E4430874

#### \$699,900

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

WîhkwÃantôwin, 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'II experience the unique architecture & luxurious feel, be greeted by the concierge & whisked up to your condo featuring a lavish floor plan, 1530 sqft 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 \$699,900

Bedrooms 2







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,531 Acres 0.00 Year Built 2015

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 1003 11969 Jasper Avenue

Area Edmonton

Subdivision WîhkwêntÃ′win

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 Yes

Basement 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 200

Zoning Zone 12 Condo Fee \$1,612

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