

## \$750,000 - 1003 11969 Jasper Avenue, Edmonton

MLS® #E4430874

**\$750,000**

2 Bedroom, 2.50 Bathroom, 1,531 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&A nt&A win, 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, youâ€™ll 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 \$750,000

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 | W&hkw&ant&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 | 101              |
| Zoning         | Zone 12          |
| Condo Fee      | \$1,612          |

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Listing information last updated on July 25th, 2025 at 10:18am MDT