

## \$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

W&#229;hkw&#228;nt&#227;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, you&#177;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
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	6
Zoning	Zone 12
Condo Fee	\$1,612

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Listing information last updated on April 20th, 2025 at 10:47pm MDT