

Courtesy Of Peter B Taylor Of MaxWell Progressive

## \$219,900 - 302 11933 Jasper Avenue, Edmonton

MLS® #E4423603

**\$219,900**

1 Bedroom, 1.00 Bathroom, 532 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

--PET FRIENDLY (w board app)-Edmontonâ€™s Premiere High-Rise Condominium Nestled beside the Victoria Promenade with stunning views of the river valley, this one-bedroom, one-bathroom condo offers an unbeatable combination of luxury, convenience, and value. Key Features:

- Exceptional Views: Enjoy views of Jasper Avenue and downtown from the balcony.
- Well-Appointed Interiors: Tall 9' ceilings and Brazilian hardwood floors create an airy, inviting atmosphere. A gourmet kitchen with dark wood cabinetry, stainless steel appliances, and an eating bar perfect for entertaining.
- A cozy gas fireplace in the open-concept living room enhances the ambiance.
- Upgraded Comfort: Custom acoustic, thermal, and noise-canceling draperies ensure peace and privacy. A modern, efficient HVAC system provides customizable heating and cooling for year-round comfort. Concrete structure provides exceptional soundproofing. Commercial grade floor to ceiling windows provide both acoustic and thermal insulation. Well managed modern building

Built in 2006

### Essential Information

MLS® # E4423603



Price	\$219,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	532
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 11933 Jasper Avenue
Area	Edmonton
Subdivision	W&#248;hkw&#227;nt&#227;win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0P1

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Sprinkler System-Fire, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	34
Zoning	Zone 12
Condo Fee	\$359

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 5th, 2025 at 3:47pm MDT