

Courtesy Of Alison Murray Of Rimrock Real Estate

## \$599,999 - 1201 11969 Jasper Avenue, Edmonton

MLS® #E4439522

**\$599,999**

2 Bedroom, 2.00 Bathroom, 1,261 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® # E4439522

Price \$599,999



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,261
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	May 30th, 2025
Days on Market	84
Zoning	Zone 12
Condo Fee	\$1,280

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