

## \$499,900 - 601 11969 Jasper Avenue, Edmonton

MLS® #E4417900

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,254 sqft

Condo / Townhouse on 0.00 Acres

W&#x26;#x2013;h&#x26;#x2013;w&#x26;#x2013;ant&#x26;#x2013;win, Edmonton, AB

Luxury+style welcomes you to this stunning two bedroom condo set within the cityâ€™s most premier+architecturally sleek developments, The Pearl Tower. The modern open concept+design boasts new European oak hardwood floors; premium finishes; high ceilings; +expansive windows offering a light+airy living space w/panoramic city views. The upscale kitchen has contemporary cabinets, high end appliances, upgraded tile+quartz counters. The sophisticated living room offers a spacious retreat w/fireplace+access to the balcony. The primary bedroom is an oasis w/walk through closet(w/custom organizer), ensuite (w/roughed in steam shower)+access to the second balcony. Completing this condo is a second bedroom, 4pc bath+laundry. Other Upgrades: A/C, TWO Underground Stalls&#x26;#x2013;the list is endless! Indulge in the buildings amenities including 24/7 concierge, workout facility+social room. Located in one of the most vibrant areas+surrounded by AMAZING restaurants, entertainment, shops+the River Valley. Experience URBAN luxury at its finest!

Built in 2015

### Essential Information

MLS® # E4417900

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,254                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 601 11969 Jasper Avenue |
| Area        | Edmonton                |
| Subdivision | W&hkw&nt&win            |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5K 0P1                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Security Personnel, Social Rooms, See Remarks, Concierge Service |
| Parking Spaces | 2  |
| Parking        | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks |
| Heating           | Heat Pump, Hot Water, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| # of Stories      | 36   |
| Stories           | 1  |

Has Basement      Yes  
Basement          None, No Basement

**Exterior**

Exterior            Concrete, Brick, Metal  
Exterior Features   Golf Nearby, Landscaped,  
River View, Schools, Shopping  
Roof                EPDM Membrane  
Construction      Concrete, Brick, Metal  
Foundation        Concrete Perimeter



**School Information**

Elementary        Wāhkwāntāwin School  
Middle             Westminster School  
High                Victoria School

**Additional Information**

Date Listed        January 14th, 2025  
Days on Market    106  
Zoning             Zone 12  
Condo Fee         \$1,067

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