

# \$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

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

Extremely 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	WÃ©hkwÃ©ntÃ©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
# 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	12
Zoning	Zone 12
Condo Fee	\$359

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Listing information last updated on March 14th, 2025 at 10:17am MDT