# \$299,702 - 304 11933 Jasper Avenue, Edmonton

MLS® #E4445622

### \$299,702

2 Bedroom, 2.00 Bathroom, 947 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

WOW...UNREAL VALUE; ...THIS IS A STUNNER...CORNER UNIT....BEST DEAL AROUND......JUST UNDER 1000 SQ FT....TONS OF GLASS....PERFECT DOWN TOWN LOCATION....2 BIG BEDROOMS/ 2 BATHROOMS...~!WELCOME HOME!~ This one of a kind property is ultra-modern with an open concept floor plan, a huge master bedroom with en-suite bathroom, and a covered patio with a gas barbeque hookup and a south and east view of the River Valley. The finishings, attention to detail and quality of materials are evident throughout this exceptional property. This designer unit includes loads of luxurious amenities including: 9 foot floor-to-ceiling windows throughout the main living area and master bedroom, letting in wonderful natural light and views of the River Valley. Hardwood and ceramic tile throughout. Espresso colored cabinetry. Hunter Douglas window coverings. You can have it all!

Built in 2006

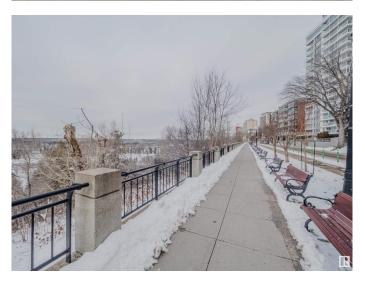
#### **Essential Information**

MLS® # E4445622 Price \$299,702

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 947
Acres 0.00
Year Built 2006

Type Condo / Townhouse
Sub-Type Apartment High Rise
Single Level Apartmen

Style Single Level Apartment

Status Active

# **Community Information**

Address 304 11933 Jasper Avenue

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 0P1

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Parking-Visitor, Secured Parking, Security

Door

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Heat Pump, Natural Gas

Fireplace Yes

Fireplaces Corner

# of Stories 12
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Brick, Stucco

Exterior Features Golf Nearby, Public Transportation, River Valley View, River View,

Schools, Shopping Nearby, View City, View Downtown

Roof EPDM Membrane, Tar & Dravel

Construction Concrete, Brick, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 3rd, 2025

Days on Market 72

Zoning Zone 12

Condo Fee \$620

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 September 12th, 2025 at 9:47pm MDT