

Courtesy Of Chris Squires and Jen A Armstrong Of Realty Unleashed Inc

# \$874,900 - 2102 11969 Jasper Avenue, Edmonton

MLS® #E4426635

**\$874,900**

3 Bedroom, 2.50 Bathroom, 1,523 sqft  
Condo / Townhouse on 0.00 Acres

W&#228;hkw&#227;nt&#227;win, Edmonton, AB

Welcome to The Pearl, where urban comfort meets upscale living. This freshly painted 3 bedroom, 2.5 bathroom + den condo has amazing panoramic views of downtown Edmonton + the river valley thanks to your floor to ceiling windows. Your new, luxurious vinyl plank flooring grabs the attention of guests as they walk in. Your kitchen has high end stainless steel appliances + modern finishes. Unwind in your primary bedroom at the end of the day, looking out to the city at night time. Your walk-in closet has ample space for all of your clothing needs. Enjoy the privacy of your gorgeous 4-piece ensuite. Your den area features stunning glass walls, offering a bright space for an office. Your condo includes 2 titled underground heated parking spaces with attached storage. With 24-hour concierge, a car wash, 2 fitness centres, + a large social room, The Pearl has everything to offer residents. Enjoy life in the heart of Edmonton + being within walking distance to some of the city's best shopping + dining!



Built in 2015

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426635  |
| Price  | \$874,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,523                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2102 11969 Jasper Avenue   |
| Area        | Edmonton                   |
| Subdivision | W&#246;hkw&#228;nt&#27;win |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5K 0P1                    |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Car Wash, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, Intercom, No Smoking Home, Parking-Visitor, Party Room, Smart/Program. Thermostat, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Concierge Service, Storage Cage |
| Parking   | Heated, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, TV Wall Mount |
| Heating           | Heat Pump, Natural Gas  |
| # of Stories      | 36  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Back Lane, Paved Lane, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                      |
|------------|----------------------|
| Elementary | W&hkw&ant&win School |
| Middle     | Westminster School   |
| High       | Victoria School      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 12          |
| Condo Fee      | \$1,327          |

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Listing information last updated on April 4th, 2025 at 3:02am MDT