

Courtesy Of Darlene Strang Of RE/MAX Real Estate

## **\$419,800 - 1003 12319 Jasper Avenue, Edmonton**

MLS® #E4458249

**\$419,800**

2 Bedroom, 2.00 Bathroom, 1,180 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&ant win, Edmonton, AB

SPECTACULAR RIVER VALLEY VIEWS from this 2 bedroom 2 bath condo in the GLENORA conveniently located on Jasper Ave with the bus at your door, close to restaurants, shops, Art Galleries, coffee shops & quick access to the Brewery & Ice Districts & the river valley trails. South & north exposures with an enclosed south balcony w tile flooring & a north facing balcony off the primary suite. Beautifully RENOVATED w an OPEN FLOOR PLAN, white kitchen cabinets, S/S appliances, eating island w granite countertops, modern electric fireplace, espresso color engineered hardwood flooring & freshly painted. The 3 piece bathroom is across from the 2nd bedroom & the primary suite has a walk-in closet & a 4 piece ensuite with a walk-in shower & jacuzzi tub. Good size storage room. INSUITE WASHER & DRYER. A/C, U/G PARKING. 45+ community with a social & fitness room, private patio, guest suite, U/G visitor parking & the fees include heat, water, power & classic cable. Elevators & exterior updated. Shows very well!

Built in 1989

### **Essential Information**

MLS® # E4458249

Price \$419,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,180                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1003 12319 Jasper Avenue |
| Area        | Edmonton                 |
| Subdivision | W&hkw&ant&win            |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5N 4A7                  |

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                                         |
| Parking        | Underground                                                                                                                                               |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Glass Door                                                                                                                       |
| # of Stories      | 18                                                                                                                               |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                   |
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, Shopping Nearby, View City |
| Roof              | Metal, SBS Roofing System                                                         |
| Construction      | Concrete, Brick                                                                   |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 12              |
| Condo Fee      | \$1,077              |

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Listing information last updated on September 18th, 2025 at 7:47am MDT