

## \$498,900 - 1401 12319 Jasper Avenue, Edmonton

MLS® #E4445027

**\$498,900**

2 Bedroom, 2.00 Bathroom, 1,655 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

**RARE OPPORTUNITY!!! DON'T WAIT!**  
**INCREDIBLE PANORAMIC SOUTH FACING**  
**RIVER VALLEY VIEW** from this 14th floor suite. The largest floor plan, at 1600+ sq ft, boasts tons of natural light, open & spacious floor plan, 2 bed/ 2 bath with lots of in-suite storage, incredible expansive south-facing views, from the large/ oversized deck which includes bbq hook up. Included is 2 titled underground stalls with built-in secure storage. Building amenities include social/recreation room, game room, exercise room, lovely private deck/ garden area, guest suite & underground visitor parking. Condo Fees include: gas, heat, air, power, cable, water, sewage & maintenance. Newer elevators and exterior upkeep recently completed. Easy access to transportation, shopping, restaurants, golf, river valley, sporting & concerts. Well managed & maintained property.

Built in 1989

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445027  |
| Price      | \$498,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,655                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1401 12319 Jasper Avenue |
| Area        | Edmonton                 |
| Subdivision | W&hkw&nt&win             |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5N 4A7                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Exercise Room, Guest Suite, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Secured Parking, Storage-In-Suite |
| Parking Spaces | 2  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 18  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Brick, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 29th, 2025  
Days on Market                73  
Zoning                              Zone 12  
Condo Fee                        \$1,267

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