

Courtesy Of Ryan R Sellers and Jaime K Gordon Of RE/MAX Real Estate

# \$104,800 - 1804 12303 Jasper Avenue, Edmonton

MLS® #E4429264

**\$104,800**

1 Bedroom, 1.00 Bathroom, 499 sqft  
Condo / Townhouse on 0.00 Acres

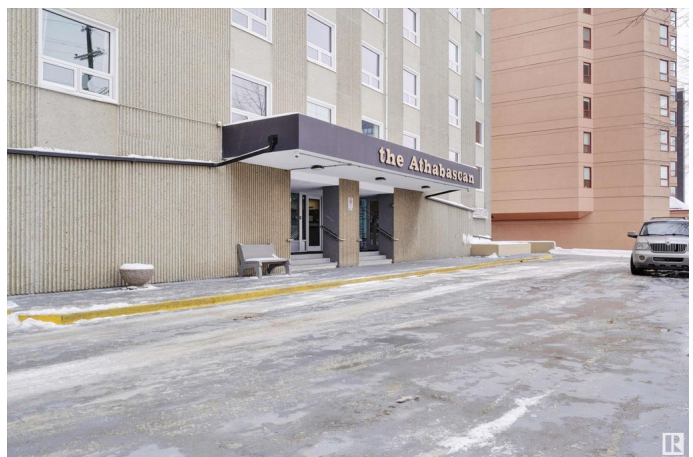
WÃ@hkwÃªntÃ´win, Edmonton, AB

Live in the heart of downtown Edmonton, where convenience meets luxury! This bright & charming studio style condo features big windows that flood the space with natural light & a functional layout. Just steps from High Street Shopping Centre, 124th Street & River Valley, you'll have endless opportunities for adventure. Plus, enjoy easy access to Grant MacEwan University & U of Aâ€™perfect for students or professionals! The building amenities are insane: a sauna, gym, car wash, social room, & hobby room. Step outside to the massive patio with panoramic river valley views & plenty of BBQs for the perfect outdoor experience & a space to host your friends & take in the best sunset views in the city. Condo fees cover all utilities plus you get an underground parking stall, A/C & peace of mind from a secure concrete building with onsite management. The tenant is also willing to stayâ€™an ideal investment! Be part of a community of proud owners! Ready to live the downtown dream? This condo is your perfect match!

Built in 1971

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429264  |
| Price  | \$104,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 499                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1804 12303 Jasper Avenue |
| Area        | Edmonton                 |
| Subdivision | WÃ©hkwÃ©ntÃ©win          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6A 0M3                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Car Wash, Closet Organizers, Exercise Room, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas              |
| # of Stories | 18                                     |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel  |

|              |                    |
|--------------|--------------------|
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 12         |
| Condo Fee      | \$432           |

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Listing information last updated on April 21st, 2025 at 9:47pm MDT