



**Edmonton** **Wihkwêntôwin LP: \$129,000**  
 #207 12207 JASPER AV NW T5N 3K2 SP: M

**Listing ID #** E4482837 **ACTIVE**  
**Building Type** Apartment High Rise  
**Style** Single Level Apartment  
**Year Built** 1961  
**Full Baths** 1  
**Half Baths** 0  
**Total Baths** 1.0  
**Sold Date**  
**Bedrooms Above** 1  
**Bedrooms Total** 1  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqFt** 664.68 **Tot Flr AG SqM** 61.75

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to Valleyview Manor and one of the best opportunities to own a home for under \$150K in a million dollar location. You will not find a spot in the city better than this. Perched on the edge of Edmonton's river valley, you have direct access to walk/biking trails and are steps from 124th Street and High Street and only blocks from the downtown core. The property has had a facelift with fresh paint, new flooring, updated baseboard, plugs and switches. Offering an open living concept with the kitchen leading into a large living space well-lit by huge windows. Your balcony gives a comfortable amount of space to enjoy a glass of wine on warm summer nights or your cup of coffee on sunny mornings. A large bedroom, 4/pc bathroom and plenty of closet space round out the features of this tremendous property. Shopping, a grocery store and some of the best restaurants in town are just steps away for those who value a walkable lifestyle.

**Directions**

Room	Area	M	Room	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	4.66 x 5.36	M	Bedroom 3	1	4	M	No	Main		
Dining Room			Bedroom 4	2				Upper		
Kitchen	2.86 x 2.10	M		3				Above Grd		
Family Room				4				Lower		
Den				5				Below Grd		
Bonus Room				6				Tot Flr AG	61.75	664.68
Primary Bedrm	3.63 x 4.78	M		7				# Finished	1	
Bedroom 2										

**Heat Source** Natural Gas  
**Heat Type** Hot Water  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Brick  
**Flooring** Linoleum, Vinyl Plank  
**Features** Parking-Visitor, Storage-Locker Room  
**Construction** Concrete  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite**  
**Garage Suite** Permit By Seller  
**Garden Suite** Permit  
**Lot Shape** Front Exposure East  
**Lot Size SqM** F x D (m) x  
**Zoning**  
**Tax Amount** \$1,247.10 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Incl** Dishwasher-Built-In, Refrigerator, Stove-Electric  
**Goods Excl**

**Warranty**

**Fireplace**  
**FP Fuel**  
**FP Type**

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Site Features** Backs Onto Park/Trees, Golf Nearby

**Parking** Stall

**Road Access** Paved

**Park Encl/Tot** / 1 **Garage Dim**

<b>Condo Name</b>	Valleyview Manor	<b>Floor Location</b>	Other	<b>Floor#</b>	2
<b>Condo Fee</b>	\$521.00	<b>#Floors in Build</b>	7	<b>Elevator</b>	Yes
<b>Fee Includes</b>	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>	
		<b>Titled Storage</b>	No		
		<b>Parking Type</b>	Assigned		
		<b>Unit Exposure</b>	E		