



**Edmonton** **Wihkwêntôwin** **LP:** **\$195,000**  
 #306 12121 JASPER AV NW T5N 3X7 **SP:** 

**Listing ID #** E4477345 **ACTIVE**  
**Building Type** Apartment High Rise  
**Style** Single Level Apartment  
**Year Built** 1975  
**Full Baths** 1  
**Half Baths** 1  
**Total Baths** 1.1  
**Tot Flr AG SqFt** 1,134.63  
**Sold Date**  
**Bedrooms Above** 2  
**Bedrooms Total** 2  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 105.41

**URL-Virtual Tour** **URL-Brochure**

Spacious condo with STUNNING RIVER VALLEY VIEWS! This 1134 square foot unit features 2 generously sized bedrooms, 1.5 bathrooms including a 2-piece ensuite, maple engineered floors and TONS OF NATURAL LIGHT. The huge living room has space enough for a full seating area and a workstation. Say good-bye to clutter with ample in-suite storage. Enjoy morning coffee or an evening drink on the large, south-facing balcony overlooking the beautiful river valley. Stay active in the RENOVATED FITNESS FACILITIES, complete with sauna for post-workout relaxation. This building is perfectly located for the ultimate walkable lifestyle – groceries, 124 Street and the river valley trails are a short stroll away. Or, with one underground TITLED parking stall, you can choose to drive or use the nearby bus stop. The condo fees for this well-managed building include FREE LAUNDRY facilities, electricity, water, heat, bike storage, social room and an on-site building manager. Lots of visitor parking available.

**Directions**

Living Room	5.61x5.74	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.4x2.48	M	Bedroom 4	1	4	M	No	Main		
Kitchen	2.55x2.38	M		2	2	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.14x3.87	M		6				Tot Flr AG	105.41	1,134.63
Bedroom 2	4.11x4.76	M		7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Hot Water  
**Foundation** Concrete  
**Roof Type** SBS Roofing System  
**Exterior** Concrete  
**Flooring** Engineered Wood, Linoleum  
**Features** Off Street Parking, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite  
**Construction** Concrete  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** Permit By Seller  
**Garage Suite** Permit  
**Garden Suite** Permit  
**Lot Shape** Front Exposure North  
**Lot Size SqM** 30.44 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$1,536.06 / 2025  
**Conform Type**  
**Conform Year**

**Goods Incl** Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, See Remarks  
**Goods Excl** Window coverings in primary bedroom and living room

**Warranty**

**Fireplace**

**FP Fuel**

**FP Type**

**HOA Y/N** No

**HOA Fee/Schd** /

**HOA Fee Incls**

**Site Features** Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Public Transportation, River Valley View, Shopping Nearby, View City

**Parking** Heated, Underground

**Road Access** Paved

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

<b>Condo Name</b>	Top Of The Valley	<b>Floor Location</b>	Other	<b>Floor#</b>	3
<b>Condo Fee</b>	\$1,019.45	<b>#Floors in Build</b>	17	<b>Elevator</b>	Yes
<b>Fee Includes</b>	Amenities w/Condo, Caretaker, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Utilities	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>	18
		<b>Titled Storage</b>	No		
		<b>Parking Type</b>	Titled		
		<b>Unit Exposure</b>	S		