



Edmonton **Wihkwêntôwin** **LP:** **\$185,000**
 #306 12121 JASPER AV NW T5N 3X7 **SP:** **M**

Listing ID # E4487338 **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 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

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
Condo Name	Top Of The Valley	Floor Location	Other	Floor# 3
Condo Fee	\$1,019.45	#Floors in Build	17	Elevator Yes
Fee Includes	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	Balcony/Terrace	Yes	Min Age 18
		Titled Storage	No	
		Parking Type	Titled	
		Unit Exposure	S	