



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1001, 12303 Jasper Avenue NW
Edmonton, Alberta

MLS # A2263081



\$159,999

Division:	NONE		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	12
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: All furniture included

Welcome to this beautifully maintained 10th-floor condo offering stunning panoramic views of the river valley. Perfect for professionals, students, downsizers, or anyone seeking the convenience of downtown living, this bright and spacious 1-bedroom, 1-bathroom unit is move-in ready and filled with natural light throughout. Enjoy the comfort of air conditioning, in-suite storage, and the convenience of secure underground parking. This well-managed concrete building provides exceptional amenities, including a fitness centre, sauna, games room, and car wash bay, ensuring a lifestyle of ease and comfort. Condo fees include all utilities, adding peace of mind and simplicity to your monthly budget. Step outside and explore the vibrant surroundings — from High Street Shopping Centre and 124th Street to charming cafés, restaurants, boutiques, and river valley walking trails — everything you need is just steps from your door. Don't miss the chance to live in one of the city's most desirable locations with unmatched views, lifestyle, and convenience.