

## \$774,900 - 2102 11969 Jasper Avenue, Edmonton

MLS® #E4456031

**\$774,900**

3 Bedroom, 2.50 Bathroom, 1,523 sqft  
Condo / Townhouse on 0.00 Acres

WÃ©hkwÃ©ntÃ©win, Edmonton, AB

Welcome to upscale living at The Pearl! This newly painted 3-bedroom, 2.5-bathroom condo with a den boasts stunning panoramic views of downtown Edmonton and the river valley, all showcased through floor to ceiling windows. The brand-new luxury vinyl plank flooring makes a striking first impression as you step inside. The kitchen is equipped with high-end stainless steel appliances and sleek modern finishes. At the end of the day, retreat to your primary bedroom, taking in the sparkling city views at night. Enjoy your walk-in closet + beautiful 4-piece ensuite. The den is enclosed with beautiful glass walls, creating a bright and versatile space ideal for a home office. This condo also comes with two titled, heated underground parking stalls complete with attached storage. Residents of The Pearl enjoy premium amenities including 24-hour concierge service, a car wash, 2 fitness centres, + a spacious social room. All of this, right in the heart of Edmonton and near the city's best amenities and dining!

Built in 2015

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456031  |
| Price    | \$774,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,523                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2102 11969 Jasper Avenue |
| Area        | Edmonton                 |
| Subdivision | WÃ©hkwÃªntÃ´win          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5K 0P1                  |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, Intercom, No Smoking Home, Parking-Visitor, Party Room, Smart/Program. Thermostat, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Concierge Service, Storage Cage |
| Parking   | Heated, Underground                                                                                                                                                                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, TV Wall Mount |
| Heating           | Heat Pump, Natural Gas                                                                                                                                        |
| # of Stories      | 36                                                                                                                                                            |
| Stories           | 1                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                                             |

**Exterior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                                                         |
| Exterior Features | Back Lane, Paved Lane, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane                                                                                                                    |
| Construction      | Concrete                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                               |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | W&hkw&ant&win School |
| Middle     | Westminster School   |
| High       | Victoria School      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 68                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$1,327             |

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Listing information last updated on November 11th, 2025 at 4:02pm MST