

# \$199,900 - 203 12303 Jasper Avenue, Edmonton

MLS® #E4428779

**\$199,900**

2 Bedroom, 1.00 Bathroom, 951 sqft

Condo / Townhouse on 0.00 Acres

W&A@hkw&A'nt&'win, Edmonton, AB

FULLY RENOVATED RIVER VIEW 2 BED 1 BATH DOWNTOWN CONDO. This 950 SQFT suite has everything you need. As you step in you are greeted by a galley kitchen with new quartz counters, ss appliances & white cabinetry. The perfect place to enjoy cooking your favourite meals. Head into your spacious living & dining room that is drenched in natural light & such an inviting space. Outside, take in your river view on your private balcony. To complete this impeccable unit, a HUGE primary bdrm, 4 pc bath & generous sized 2nd bdrm. Ideal for a guest suite or home office. The Athabasca is all about the AMENITIES!! Featuring a full gym, social room with pool table & the sauna. There is even a carwash & a hobbies room! To top it off you have access to a BEAUTIFUL outdoor patio space that is filled with greenery & views of the river. Also featuring 1 assigned underground parking stall & shared laundry! Close to countless amenities, restaurants, walking trails , golf, public transportation, & more! Come check it out!

Built in 1971

## Essential Information

MLS® # E4428779

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 951                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 203 12303 Jasper Avenue |
| Area        | Edmonton                |
| Subdivision | WÃ©hkwÃ©ntÃ©win         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5N 3K7                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Car Wash, Closet Organizers, Exercise Room, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop |
| Parking   | Stall, Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                         |
| # of Stories | 17  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Golf Nearby, Park/Reserve, Public Transportation, River View, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |

|              |                    |
|--------------|--------------------|
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Wāhkwāntāwin School |
| Middle     | Westminster School  |
| High       | Victoria School     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 12         |
| Condo Fee      | \$830           |

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Listing information last updated on April 21st, 2025 at 2:32pm MDT