

Courtesy Of Laura A Tosto Of RE/MAX Real Estate

## **\$184,888 - 1503 12303 Jasper Avenue, Edmonton**

MLS® #E4463378

**\$184,888**

2 Bedroom, 1.00 Bathroom, 957 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

A SPECTACULAR RIVER VALLEY LOCATION! Put this 15th-floor condo on your "Most Wanted List"....it checks all the boxes! This CORNER unit features 1 bed + den, 1 bathroom, and picture windows showcasing INCREDIBLE VIEWS from every room. The UPGRADED KITCHEN offers an abundance of cabinetry with under-cabinet and in-cabinet lighting, plenty of counter space and opens to a bright dining area...perfect for entertaining! The space is filled with NATURAL LIGHT, making the spacious living room the ideal spot to relax or step onto the balcony to take in the BREATHTAKING River Valley scenery. Down the hall are two GENEROUS bedrooms with large closets and a well-appointed 4-piece bath. Complete with in-suite storage, A/C, U/G parking, and all the AMENITIES! The Athabasca is located around the bend from the highly sought after High Street where you can enjoy a plethora of unique shops and places to dine or simply just walk out your door for a coffee, gelato and sweet treats! Can't forget HEAT and ELECTRICITY INCLUDED!

Built in 1971

### **Essential Information**

MLS® # E4463378

Price \$184,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 957                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1503 12303 Jasper Avenue |
| Area        | Edmonton                 |
| Subdivision | WÃ©hkwÃ¢ntÃ´win          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5N 3K7                  |

### Amenities

|                |                                                                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                      |
| Parking        | Heated, Underground                                                                                                                                                                                                                    |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                              |
| # of Stories | 18                                                                                  |
| Stories      | 1                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | None, No Basement                                                                   |

### Exterior

|          |          |
|----------|----------|
| Exterior | Concrete |
|----------|----------|

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                                                                              |
| Construction      | Concrete                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$830              |

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Listing information last updated on November 7th, 2025 at 1:47am MST