

# \$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&#229;h&#229;w&#229;nt&#229;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	W&hkw&ant&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	17
Zoning	Zone 12
Condo Fee	\$830

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 11:02pm MDT