

## \$2,595,000 - 3401 11969 Jasper Avenue, Edmonton

MLS® #E4412578

**\$2,595,000**

3 Bedroom, 2.50 Bathroom, 3,368 sqft

Condo / Townhouse on 0.00 Acres

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

Welcome to The Sky Villa at The Pearl, a sophisticated furnished New York-style, 2-storey sub-penthouse with breathtaking panoramic views of the river & city. With 3,366 sq.ft., this luxurious sky home features 3 balconies, 3 bedrooms 2 full stunning 5-piece ensuites. Chef's kitchen has top-tier GAGGENAU dble ovens, microwave, dishwasher, & gas cooktop. High-end finishes include home automation, motorized blinds, upgraded flooring, exotic countertops, custom Bocci lighting, walnut casings & doors with customized upgraded glass railings. The powder room features in-floor heating with a premium BLU pedestal sink. Imported vertical fireplaces & custom wallpapers add a unique decor. A home theatre enhances the entertainment experience. An enclosed 3 car U/G garage +1 open stall with a storage rm. Elite amenities: concierge service, advanced security, private gym, owners' lounge, outdoor patio & party rm. Steps from trails, restaurants & shops The Sky Villa epitomizes the pinnacle of an elevated lifestyle.

Built in 2015

### Essential Information

MLS® # E4412578

Price \$2,595,000



|                |                     |
|----------------|---------------------|
| Bedrooms       | 3                   |
| Bathrooms      | 2.50                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 3,368               |
| Acres          | 0.00                |
| Year Built     | 2015                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |
| Style          | 2 Storey            |
| Status         | Active              |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3401 11969 Jasper Avenue |
| Area        | Edmonton                 |
| Subdivision | W&hkw&nt&win             |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5K 0P1                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Car Wash, Exercise Room, Intercom, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Sprinkler System-Fire, See Remarks, Concierge Service |
| Parking Spaces | 4  |
| Parking        | Heated, Parkade, Underground, See Remarks  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, Oven Built-In-Two |
| Heating           | Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| # of Stories      | 36   |
| Stories           | 2  |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | None, No Basement |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Metal  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Metal  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2024 |
| Days on Market | 178                |
| Zoning         | Zone 12            |
| Condo Fee      | \$2,950            |

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Listing information last updated on April 30th, 2025 at 5:32pm MDT