

Courtesy of Ray Elwenni of Royal LePage Arteam Realty

# **\$2,995,000 - # 3001 11969 Jasper Avenue, Edmonton**

MLS® #E4139626

**\$2,995,000**

3 Bedroom, 4.00 Bathroom, 3,746 sqft  
Condo / Townhouse on 0 Acres

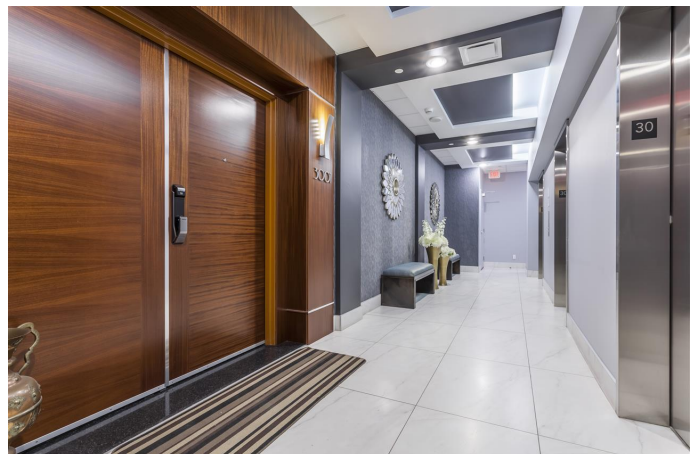
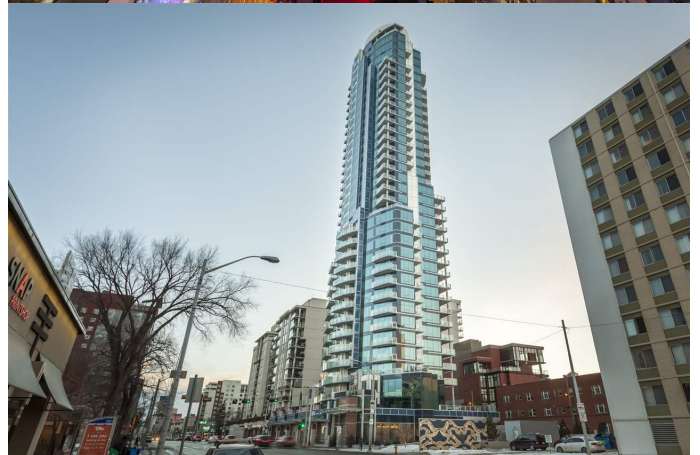
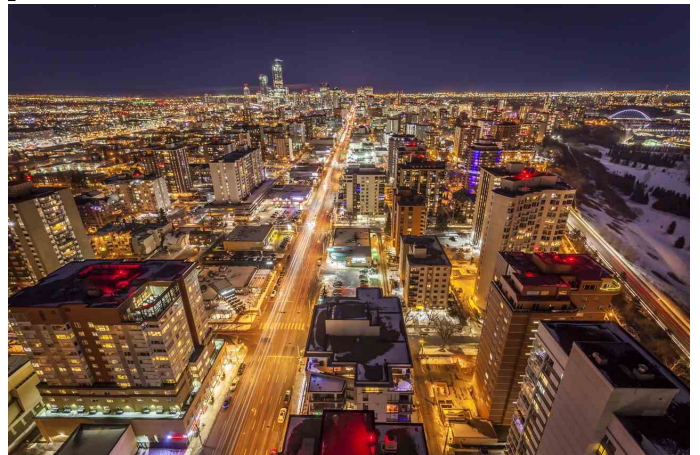
Oliver, Edmonton, AB

EXTREMELY RARE OPPORTUNITY to have one entire floor to yourself and enjoy the ultimate in privacy and 360 degree unobstructed views of the entire City. This breathtaking penthouse in the Pearl Tower offers over 3700 sqft of living space on one entire floor with \$200,000 in additional upgrades from the developer's original specifications. The property includes 3 bedrooms + den with 2 of the rooms being full master bedrooms that come with spectacular ensuites & walk-in closets. The unit also includes 3 living rooms, dining area, 3 fireplaces and an absolutely stunning kitchen that is fully equipped with wolf and sub zero appliances and complimented with quartz countertops. The entire floor is dressed with upgraded hardwood flooring, comes with a full wetbar and a Savant automated system that controls: TV's, sound, lighting, thermostat and motorized blinds. Not to forget 4 underground parking stalls, 6 balconies and THE MOST INCREDIBLE 360 degree views of the City. Visit realtors site for more info and pics

Built in 2015

## **Essential Information**

MLS® #	E4139626
Price	\$2,995,000



Bedrooms	3
Bedrooms Above Grade	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Has Ensuite	Y
Square Footage	3,746
Acres	0.02
Year Built	2015
Property Type	Condo / Townhouse
Building Type	Apartment High Rise
Style	Penthouse

### Community Information

Condo Name	Pearl Tower
Address	# 3001 11969 Jasper Avenue
Area	Edmonton
Community	Oliver
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0P1

### Amenities

Features	Car Wash, Ceiling 10 ft., Closet Organizers, Exercise Room, Intercom, Laundry-In-Suite, Party Room, Programmable Thermostat, Secured Parking, Social Rooms, See Remarks
Exterior Features	Back Lane, Backs Onto Park/Trees, Golf Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown
Parking	Underground

### Interior

Flooring	Ceramic Tile, Hardwood
Goods Included	Dishwasher-Built-In, Dryer, Oven-Built-In, Stove-Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Heat Pump
Basement	None, No Basement
Fireplace	Yes

Fireplaces	Gas, Direct Vent
# of Stories	1

### **Exterior**

Exterior	Metal
Roof	EPDM Membrane
Construction	Concrete
Foundation	Concrete

### **School Information**

Elementary	Oliver
Middle	Westminster
High	Victoria

### **Additional Information**

Condo Fee	\$1,950
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Condo Fee Includes	Amenities Associated With HOA/Condo, Exterior Maintenance, Heat, Insurance for Common Areas, Janitorial Common Areas, Landscape and Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contributions, Security Personnel, Utilities Common Areas, Water/Sewer
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Front Exposure	North
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Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on May 23rd, 2019 at 2:31am CDT