



**Edmonton**      **12 Oliver**  
 #404 11025 JASPER AV NW

**LP:**      **\$149,900**  
**SP:**



**ACTIVE**

<b>Type:</b>	Lowrise Apartment	<b>Listing ID#:</b>	E4192447
<b>Style:</b>	Single Level Apartment	<b>Bdrms Above:</b>	2
<b>Year Built:</b>	1954	<b>Bdrms Total:</b>	2
<b>Full Baths:</b>	1	<b>Basement:</b>	None
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	No Basement
<b>Tot A.G. SqFt:</b>	652.30	<b>Tot A.G. SqM:</b>	60.60

Amazing location! This two bedroom, one bathroom suite is located on the fourth floor in the heart of downtown! Minutes away from shopping, entertainment, the river valley, Grant MacEwan, U of A and more! With fresh paint through out, and updated flooring, this bright and open unit is perfect for students, first time home buyers or investors! \*\*\*Living room photo has been virtually staged\*\*\*

**Directions:**

**Virtual Tour:** <https://youtu.be/rV2ex02Wt4c>

**Brochure:** <http://www.404-11025-JasperAve.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BlGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	60.60	652.30
<b>Parking:</b>									
<b>Garage Dim:</b>									
				<b>Prk Encl/Ttl:</b>	/	1			

<b>Living Room:</b>	M	<b>Master Bedroom:</b>	M
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	M
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	
<b>Family Room:</b>		<b>Bedroom 4:</b>	
<b>Den:</b>			
<b>Bonus Room:</b>			

<b>Flooring:</b>	Ceramic Tile, Hardwood, Parquet	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Brick	<b>Heating Type:</b>	Hot Water
<b>Roof:</b>	Tar & Gravel	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Brick	<b>Features:</b>	Deck, Detectors Smoke, Laundry-Common, Security Door, See Remarks
<b>Site Influences:</b>	Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown		

**Goods Included:** Dishwasher-Built-In, Refrigerator, Stove-Electric      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:**      **Jr. High School:**      **Sr High School:**

<b>Condo Name:</b>	Hardwood Plaza	<b>Condo Fee Incl:</b>	Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities
<b>Condo Fee:</b>	\$629.85	<b>HOA Fee:</b>	
<b>Floor Location:</b>	Other	<b>Floor Number:</b>	4
<b>Balcony/Terrace:</b>	Yes	<b>Unit Exposure:</b>	N
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>		<b>Lot Shape:</b>		<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	North
<b>Taxes:</b>	\$1,575.47 2019			<b>Local Improve:</b>	