



Edmonton **12 Oliver**
#301 12319 JASPER AV NW

LP: \$425,000
SP:



ACTIVE

Type: Apartment High Rise
Style: Single Level Apartment
Year Built: 1989
Full Baths: 2
Half Baths: 0
Tot A.G. SqFt: 1,634.30

Listing ID#: E4221435
Bdrms Above: 2
Bdrms Total: 2
Basement: None
Bsmnt Dev: No Basement
Tot A.G. SqM: 151.83

Gorgeous, panoramic views of the river valley & the Victoria Golf Course! The Glenora is a prestigious 45+ downtown condo with only 3 units per floor, a great social committee & a wonderful culture all of its own. Enjoy the social room, exercise room, the underground car wash bay, & for your guests, underground visitor parking for several cars. Not only a great view, but with over 1600 sq. ft. you won't be wanting for space! All the rooms are incredibly spacious! Plus there's a 29x6.5 foot balcony, fully enclosed with opening windows, giving you another 188 sq. ft. of living space. Engineered hardwood floors run throughout the unit except for the kitchen & baths. Large master offers a very generous walk-in closet, Jacuzzi tub & separate shower stall with access to a smaller screened in balcony where you can enjoy an uptown view. Large in-suite storage room plus there's a storage cage in front of the titled underground stall. Condo fees include heat, water, power & cable. Adult living at its best!

Directions:

Virtual Tour: <https://vimeo.com/451967887>

Brochure: <http://www.301-12319-JasperAve.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	1	0	0	Uppr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:							Lowr:		
Parking:	Heated, Underground							BIGd:	
Garage Dim:				Prk Encl/Ttl:	/			Total A.G.:	151.83 1,634.30

Living Room:	7.37X4.34	M	Primary Bedroom:	4.90X4.70	M
Dining Room:	4.10X4.10	M	Bedroom 2:	4.30X3.24	M
Kitchen:	5.13X3.50	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Ceramic Tile, Engineered Wood	Foundation:	Concrete
Construction:	Concrete	Heating Type:	Baseboard
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room
Site Influences:	Golf Nearby, Hillside, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown		

Goods Included: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Restrictions: Adult Living, No pets allowed

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

Condo Name:	Glenora The	Condo Fee Incl:	Amenities w/Condo, Caretaker, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management
Condo Fee:	\$857.67	HOA Fee:	
Floor Location:	Other	Floor Number:	3
Balcony/Terrace	Yes	Unit Exposure:	S
		HOA Fee Incl:	

Total Lot M2:

Frontage:

Conform:

Taxes: \$4,059.02 2019

Depth:

Conform Yr:

Lot Shape:

Zoning:

Front Expos: North

Local Improve:

Lot Dimen: