



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

LP: **\$135,000**
SP:



ACTIVE

Type:	Apartment High Rise	Listing ID#:	E4215238
Style:	Single Level Apartment	Bdrms Above:	2
Year Built:	1954	Bdrms Total:	2
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	652.30	Tot A.G. SqM:	60.60

This two bedroom one bathroom suite on the fourth floor of Hardwood Plaza is located in the heart of the city! Whether you are a young professional, student or looking to add to your investment portfolio this condo offers convenience and opportunity. Enjoy the open concept kitchen, including a dishwasher! The kitchen flows into the large living room complete with patio doors overlooking Jasper Avenue. Watch the excitement of downtown from your generous sized balcony. This unit is freshly painted and ready for a quick possession! Condo fees cover heat, water AND power. Take advantage of everything that Oliver and Downtown Edmonton have to offer including walking distance to the river valley, amazing restaurants, shopping, Rogers Place, MacEwan University, bars and so much more! ***Please note: living room photo has been virtually staged***

Directions:

Virtual Tour: <https://vimeo.com/440844571>

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

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

Living Room:	4.39x3.75	M	Master Bedroom:	4.39x3.75	M
Dining Room:			Bedroom 2:	4.43x3.13	M
Kitchen:	3.51x2.35	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Ceramic Tile, Parquet	Foundation:	Concrete
Construction:	Concrete	Heating Type:	Baseboard, Hot Water
Roof:	Flat	Heat Source:	Natural Gas
Exterior:	Brick, Concrete	Features:	Detectors Smoke, Laundry-Coin-Op, Security Door, See Remarks
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks		

Goods Included: Dishwasher-Built-In, Refrigerator, Stove-Electric

Restrictions: Pet Restrict/Board Approv

Goods Excluded: Tenant's window coverings

Warranty:

Elem School:

Jr. High School:

Sr High School:

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

Total Lot M2:

Frontage:

Conform:

Taxes: \$1,575.47 2019

Depth:

Conform Yr:

Lot Shape:

Zoning:

Front Expos: North

Local Improve:

Lot Dimen: