



**Edmonton 12 Downtown**  
**#805 10024 JASPER AV NW**

**LP: \$149,900**

**SP:**



**ACTIVE**

<b>List ID #:</b>	E4333184	<b>Type:</b>	Apartment High Rise
<b>DOM:</b>	0	<b>Style:</b>	Loft
<b>Rms Abv Gd:</b>	3	<b>Year Blt:</b>	1968
<b>Bedrms:</b>	<b>Above:</b> 1 <b>Ttl:</b> 1	<b>Basement:</b>	None
<b>Baths:</b>	1 / 0	<b>Bsmt Dev:</b>	No Basement
<b>Total Flr (SF):</b>	578.03	<b>Total Flr (M):</b>	53.70

Bright, beautiful and versatile! This corner unit in Cambridge lofts is perfect for downtown professionals, university students and investors alike. Whether you want to be close to Rogers place to catch the hockey game, or are riding the train to the university. This convenient Jasper ave location does it all. The wall to wall windows and fully open concept layout make this one of the most desirable floor plans in the building. With a west exposure you'll get tons of beautiful evening sun. This unit features a large functional kitchen with custom storage/dining space, concrete floors for that industrial loft feel and a 4 piece bath. This unit is currently being used as an AIRBNB generating around \$2500 a month and can also be available fully furnished for extra convince if needed. There is in building LRT access, it's pet friendly and there is ensuite laundry, this is the unit for you!

**Directions:**

**Virtual Tour:** URL-Virtual Tour

**Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immediate	Level	Mtr2	SqFt
<b>Full Baths:</b>	4						<b>Occupancy:</b>	Tenant Rights	<b>Main:</b>		
<b>Ensuite</b>							<b>Garage Dim:</b>		<b>Upper:</b>		
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b>	1				<b>Elem Schl:</b>		<b>AbGd:</b>		
<b>Fpl:</b>		<b>Fpl Fuel:</b>					<b>Jr High Schl:</b>		<b>Lowr:</b>		
<b>Fpl Type:</b>							<b>Jr High Schl:</b>		<b>BIGd:</b>		
<b>Parking:</b>	On Street						<b>High Schl:</b>		<b>Total A.G.</b>	53.70	578.03

<b>Living Rm:</b>	3.94x3.37	M	<b>Primary Bdrm:</b>	3.33x3	M
<b>Dining Rm:</b>			<b>Bedrm 2:</b>		
<b>Kitchen:</b>	5.02x3.37	M	<b>Bedrm 3:</b>		
<b>Family Rm:</b>			<b>Bedrm 4:</b>		
<b>Den:</b>					
<b>Bonus Rm</b>					

<b>Flooring:</b>	Concrete	<b>Foundation:</b>	Concrete
<b>Construct:</b>	Concrete	<b>Heat Type:</b>	Baseboard
<b>Roof:</b>		<b>Heat Fuel:</b>	
<b>Exterior:</b>	Concrete, Stucco	<b>Remodel:</b>	
<b>Site Infl:</b>	Golf Nearby, Picnic Area, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown	<b>Amen/Features:</b>	Carbon Monoxide Detectors, Ceiling 10 ft., Detectors Smoke, Laundry-In-Suite, No Animal Home, No Smoking Home
<b>Goods Incl:</b>	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings	<b>Restrict:</b>	Pet Restrict/Board Approv

<b>Warranty:</b>		<b>Goods Excl:</b>	
<b>Front Expos:</b>	South	<b>Condo/HOA:</b>	<b>Condo:</b> \$438.61 <b>HOA:</b>
<b>Prop Class:</b>	Condo	Exterior Maintenance, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	
<b>Condo Name:</b>	Cambridge Lofts		
<b>Prk Encl/TTL:</b>	/ /		

<b>Lot Sq (M):</b>	6.43	<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Front Expos:</b>	South
<b>Taxes:</b>	\$1,356.37 <b>Tax Yr:</b> 2022	<b>Local Improv:</b>	/Yr: