

Courtesy Of Brett Finnie Of Initia Real Estate

## \$324,999 - 3 9026 Jasper Ave Avenue, Edmonton

MLS® #E4425448

**\$324,999**

3 Bedroom, 2.50 Bathroom, 1,481 sqft  
Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

A rare find in downtown Edmonton, this secure, gated three-bedroom, three-bathroom townhouse offers the space and comfort of a single-family home without the hassle of upkeep and maintenance. Lightly lived in for only six months per year, it remains in pristine condition. The home features vaulted ceilings, hardwood flooring, a fireplace, and a sleek modern kitchen with quartz countertops. Enjoy BOTH a balcony AND private back yard, perfect for relaxing. Stay comfortable year-round with central air conditioning and feel secure with a top-tier security system. Perfect for anyone who leads an active lifestyle, travels or works out of town, this gated community offers exclusive amenities, including a gym and common area, plus titled/heated underground parking. Just steps from the river valley, and close to transit, Rogers Place, boutique shops, and Edmonton's thriving restaurant scene, this home blends luxury and convenience. Step into your future today! HEAT, ELECTRICITY & WATER INCLUDED!

Built in 2005

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425448  |
| Price  | \$324,999 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,481             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3 9026 Jasper Ave Avenue |
| Area        | Edmonton                 |
| Subdivision | Boyle Street             |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5H 3S8                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 10 ft., Club House, Deck, Exercise Room, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Security Personnel, Social Rooms, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Stall   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| # of Stories      | 1   |

|              |                   |
|--------------|-------------------|
| Stories      | 2                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco                          |
| Exterior Features | Park/Reserve, Picnic Area, River Valley View |
| Roof              | Metal  |
| Construction      | Wood, Stone, Stucco                          |
| Foundation        | Slab   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 13          |
| Condo Fee      | \$981            |

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Listing information last updated on April 19th, 2025 at 9:02pm MDT