

Courtesy Of Brett Finnie Of Initia Real Estate

## \$314,999 - 3 9026 Jasper Ave Avenue, Edmonton

MLS® #E4425448

**\$314,999**

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 3bed/3bath 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, retiree who needs front drive access, 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	\$314,999

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	87
Zoning	Zone 13
Condo Fee	\$981

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