

## \$450,000 - 1406 9020 Jasper Avenue, Edmonton

MLS® #E4457073

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,405 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

An extraordinary opportunity in one of Edmonton's most prestigious gated high-rises. This RARE CORNER SUITE is one of only eight in the building to boast unobstructed south and west views of the river, lush river valley, and dazzling downtown skyline—visible from nearly every room and the expansive corner balcony. Spanning over 1,400 sq ft, this impeccably designed home features 2 generously sized bedrooms, 2 full bathrooms, and a versatile office/den. Soaring 9 ft ceilings, floor-to-ceiling windows, air conditioning and newly installed heat pump and three fireplaces. The luxurious primary suite offers a walk-in dressing closet, private balcony access, and a spa-like ensuite featuring a tiled shower with body jets, corner soaker tub, and its own fireplace. Additional highlights include TWO titled underground parking stalls, a fully equipped fitness centre, and a secure, gated entrance. All this within a 9-minute walk to Rogers Place and the heart of downtown.

Built in 2005

### Essential Information

MLS® # E4457073

Price \$450,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,405                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1406 9020 Jasper Avenue |
| Area        | Edmonton                |
| Subdivision | Boyle Street            |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5H 3S8                 |

### Amenities

|           |                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire |
| Parking   | Double Indoor, Heated, Parkade                                                                                                                             |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| # of Stories      | 22                                                                                                                            |
| Stories           | 1                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                                             |
| Exterior Features | Fenced, Gated Community, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, River View, Schools, Shopping Nearby, View City, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Metal              |
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 13              |
| Condo Fee      | \$1,040              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 1:47pm MDT