

# **\$1,490,000 - 7706 Jasper Avenue, Edmonton**

MLS® #E4434021

**\$1,490,000**

5 Bedroom, 4.00 Bathroom, 3,486 sqft

Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Stunning river view infill surrounded by green space. No expense was spared in the design and construction of this custom home. 10' ceilings and independent climate control for each level including air conditioning.

Wheelchair accessible elevator encircled by beautiful spiral staircase is a focal point joining all three levels. The main floor is home to a massive kitchen fully equipped with KitchenAid appliances, dining area, living room and bedroom/office space. The second floor hosts a private balcony with an amazing view of the river, two bedrooms, wine bar and elegant living space. The primary bedroom has a spa-like ensuite and two walk-in closets befitting a boutique. The second bedroom has its own private ensuite. The basement is a second home for your guests or intergenerational family living. It has a separate entrance, heated floors, full kitchen, laundry, theatre room, 2 bedrooms and full bath. No better parking in downtown with a 3-car garage with in-floor heat, EV charging, and gated access.

Built in 2019

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4434021    |
| Price  | \$1,490,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,486                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7706 Jasper Avenue |
| Area        | Edmonton           |
| Subdivision | Cromdale           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 3R8            |

### Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Guest Suite, Hot Water Tankless, No Animal Home, No Smoking Home, Secured Parking, Walk-up Basement, Infill Property |
| Parking Spaces | 9                                                                                                                                                                        |
| Parking        | Triple Garage Attached                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Stove-Electric, Vacuum Systems, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                              |
| Fireplaces        | Insert, Remote Control                                                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                                                                                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                               |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, River Valley View, River View, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Hardie Board Siding                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | Zone 09       |

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Listing information last updated on May 11th, 2025 at 9:17am MDT