



# Juniper Apartments

Condominium case study • 15 units, 4804 34 Avenue NW, Edmonton, AB

**\$27,800+**

Average paid above  
market, per unit

AVERAGE PRICE HARMANI PAID

**\$100,500.00**

Per unit

2-YEAR MLS® COMPARATIVE MARKET ANALYSIS

**\$72,633.33**

VOLUNTARY OWNER SALES

**100%**

RESERVE FUND SHORTFALL

**\$197,492.58**

## Condo revitalization plan

COMMENCED AUG 2026

### COMPLETED IMPROVEMENTS

- ✓ 11 units fully renovated with modern finishes and upgrades
- ✓ Hallways refreshed: new flooring, painting and electrical upgrades
- ✓ Mechanical upgrades: furnace and water tank replaced

- ✓ Exterior drainage and landscaping improved
- ✓ New security cameras installed

### UPCOMING

- Parking lot repaving to improve the resident experience