

RESIDENTIAL

#6 1112 129 ST NW

ACTIVE**LP: \$219,000**

Property Class: Condo
Area: Edmonton
Community: Inglewood_EDMO
Building Type: Lowrise Apartment
Style: Single Level Apartment
Legal Plan: CD1968 **Blk:** **Lot:** **Unit:** 6 **UF:**
Linc #: 0015200249
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW



Must Confirm Appointment. Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showing. All Measurements to be confirmed by buyer.

1100 sqft 3 Bedroom in a- SPECTACULAR RENOVATION throughout. This CONCRETE BUILDING is WELL MAINTAINED. When you open the door you Step into an OVERSIZED ENTRANCE WAY with BEAUTIFUL MARBLE FLOORING. Open Concept floor plan . KITCHEN IS COMPLETELY REDONE with new cabinet's bamboo Countertops pot lights in custom made bulk heads. The extra big deep sink and brand new stainless steel appliances are the cherry on top. So much storage in this place including the full size walk in pantry. SEPARATE DINNING Area for entertaining. The Living Room is massive and has TONS OF NATURAL LIGHT shining in the OVERSIZED WINDOWS. The BATHROOM SHOULD BE FEATURED IN A MAGAZINE with its tiled 2 man shower with 2 showerheads, high end glass doors with a huge amount of storage and counter space. The Bedrooms are all good size with swing out closet doors. This is truly a show stopper and must be seen. VERY QUIET BUILDING in a fantastic location near Westmount. Walking distance to everything you need and close to downtown too.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 3
Baths:	0	0	1	0	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	3		Total Bdrms:	3						Main Level:
Living Rm:			M	Master Bdrm:		M								Upper:
Dining Rm:			M	Bedroom 2:		M								Above Grade:
Kitchen:			M	Bedroom 3:		M								Lower Level:
Family Rm:				Bedroom 4:										Below Grade:
Den:				Bonus Rm:										Total A.G.: 102.00 1,097.93

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	See Remarks	Heat Fuel:	See Remarks	Roof Type:	Tar & Gravel
Construction:	Concrete	Foundation:	Concrete	Basement:	See Remarks / See Remarks
Exterior:	Brick			Sec Suite Y/N:	2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Laminate Flooring, Marble
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Microwave Hood Cover, Refrigerator, Stove-Electric, See Remarks			Lot Shape:	
Site Influences:	See Remarks			Front Exp:	E Lot SqM:
				Frontage:	Unit Exp: E
Parking:				Tax Amt/Yr:	\$1,181 / 2014 Depth:
Virtual Tour:				Zoning:	RA7 LI/Yr: 0 /
Brochure:				Elem. School:	
				Jr High School:	
				Sr High School:	
				Other School:	

Condo Name:	Dutchess The	Total Units:		Total Floors:	3	Floor	Ground	Floor #:	1
Encl Parking:		Parking Unit:		Park Plan Type:	A	Park Plan Desc:			
Reg Size:	102.00 (M)	Reg Size Incl:	See Remarks						
Condo Fee:	381	Condo Fee Incl:	Heat, Landscape/Snow Removal, Reserve Fund Contribution, Water/Sewer, See Remarks						

HOA Fee: **HOA Fee Incl:**

Seller Name:	Christopher Moffat & Tracy Lai	Appointment:	Call Lister, Keysafe, Must Confirm Appointment		
Appt Name:	Please CALL 587-269-3333 (LANDLINE - NO TEXTING)	Appt Phone:	587-269-3333		
List Agent:	Ben Oosterveld - Ph: 587-269-3333	Listing Date:	1/20/2016		
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com		
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller	DOM:	0
List Agent 2:		Possession:		Possession Days:	90
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B		
		Possession Notes:	Negotiable		

Pending Date:		Sold Date:		Input Date:	1/20/2016 11:54 AM
		Sold Price:		Expiration	7/29/2016

Seller Agent: **Seller Agent 2:**
Seller Firm: **Seller Firm 2:**

01/20/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0