

RESIDENTIAL

12123 125 ST NW

ACTIVE

LP: \$309,900



Property Class: Single Family
Area: Edmonton
Community: Prince Charles
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: RN64 **Blk:** 21 **Lot:** 15 **Unit:** **UF:**
Linc #: 0015290456
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4007454
Postal Code: T5L 0S7
Zone: Zone 04
Year Built: 1949
Ownership: PRIV
Conform:
Restrictions: N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers. Current Rental Rates 12123 - 125 St. Upper \$1125.00 12123 - 125 St. Lower \$850.00 Utilities paid by renters.

150 x 50 Lot Zoned RF3 with amazing long term hold potential or its ready to build on!! HOUSE IS VERY SOLID..... Separate Entrance with 2 separate living spaces. Lower level fully renovated with stainless steel appliances. NEWER FURNACE, NEWER HOT WATER HEATER. This property is truly a HUGE OPPORTUNITY TO HOLD, BUILD OR BOTH. AMAZING INVESTMENT. Old Airport being redeveloped right in the area and could increase the value substantially over time. Safe Sound Investment with huge potential

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2		
Baths:	0	0	1	1	0	0	Ensuite Bath:	0	0	0	0	0		Level:	SqM:	SqFt:
Addl Rms:	0			Bdrms Above:	2		Total Bdrms:	3						Main Level:		
Living Rm:	4.9x3.7		M	Master Bdrm:	3.6x3.6	M	Second Kitchen	2.5x2.3	B					Upper:		
Dining Rm:				Bedroom 2:	3.4x3.1	M								Above Grade:		
Kitchen:	5.1x3		M	Bedroom 3:	3.5x3.5	B								Lower Level:		
Family Rm:	5.9x3		B	Bedroom 4:										Below Grade:		
Den:				Bonus Rm:										Total A.G.:	74.70	804.07

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Stucco			Sec Suite Y/N:	N 2nd Suite Permit By Seller: N
Features:	See Remarks			Flooring:	Carpet, Hardwood, Linoleum
				Goods Excluded:	
Goods Included:	Dryer, Washer, Refrigerators-Two, Stoves-Two			Lot Shape:	Rectangular
				Front Exp:	W
Site Influences:	Playground Nearby, Schools, Shopping Nearby			Frontage:	
				Tax Amt/Yr:	\$1,988 / 2015
Parking:	Single Garage Detached			Zoning:	RF3
Virtual Tour:				Elem. School:	http://inglewood.epsb.ca/
Brochure:				Jr High School:	http://rosslyn.epsb.ca/
				Sr High School:	http://queene.epsb.ca/
				Other School:	

Condo Name:		Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:		Park Plan Desc:			
Reg Size:	(M)	Reg Size							
Condo Fee:		Condo Fee Incl:							

HOA Fee: **HOA Fee Incl:**

Seller Name:	Wayne Davidson	Appointment:	Call Lister, Ksafe-Call Before Showing, Must Confirm
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben Oosterveld - Ph: 587-269-3333	Listing Date:	2/8/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Tenant
List Agent 2:		Possession:	Possession Days: 90 DOM: 17
List Firm 2:		Co-Operating Commission:	3.5%/100k & 1.5%/B Possession Notes: Negotiable

Pending Date:		Sold Date:		Input Date:	2/9/2016 12:13 PM
		Sold Price:		Expiration	5/8/2016

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

02/25/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0