

RESIDENTIAL

230 EDWARDS DR SW

ACTIVE

LP: \$251,900



Property Class: Condo
Area: Edmonton
Community: Ellerslie
Building Type: Townhouse
Style: 2 Storey
Legal Plan: 0523631 **Blk:** 175 **Lot:** **Unit:** 35 **UF:**
Linc #: 0031151665
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW

Listing ID#: E4016930
Postal Code: T6X 1G7
Zone: Zone 53
Year Built: 2003



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers.

IMMACULATE PROPERTY... INCREDIBLY PRICED... 3 Bedrooms with PROFESSIONALLY FINISHED BASMENT. CATHEDRAL ENTRANCE WAY is a true eye catcher and a rare find. FANTASTIC KITCHEN with WRAP AROUND COUNTERTOPS and 4 person eat up bar. The OPEN CONCEPT DESIGN has separate dinning large living room with laminate flooring all looking at a beautiful gas burning fireplace. The COLORS AND FINISHING'S are MODERN AND ON TREND. The MASTER IS MASSIVE with a HUGE WALK IN CLOSET and a superb ENSUITE. The other bedrooms rooms are good size as well. The Basement is perfect for a private theater room, kids play room or simply another space to chill out. This PROPERTY HAS GREAT STORAGE SPACE and truly has an awesome feel. The back yard area is private with YOUR OWN Concrete BBQ PATIO to enjoy. ALL Amenities within minutes' drive... everything you need is very close!!!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 3
Baths:	0	2	0	1	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:	3.38x5.23		M	Master Bdrm:	3.79x4.30	U								Upper:
Dining Rm:	2.71x2.06		M	Bedroom 2:	2.54x3.98	U								Above Grade:
Kitchen:	2.35x2.34		M	Bedroom 3:	3.74x2.54	U								Lower Level:
Family Rm:	5.0x3.17		L	Bedroom 4:										Below Grade:
Den:				Bonus Rm:										Total A.G.: 111.90 1,204.49

Fireplace Y/N: Y	F/P Fuel: Gas	Fireplace Type: Mantel
Heating: Forced Air-1	Heat Fuel: Natural Gas	Roof Type: Asphalt Shingles
Construction: Wood Frame	Foundation: Concrete	Basement: Full / Fully Finished
Exterior: Vinyl		Sec Suite Y/N: N 2nd Suite Permit By Seller:
Features: See Remarks		Flooring: Carpet, Linoleum
		Goods Excluded: Shelving in Master Bedroom.
Goods Included: Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings		Lot Shape: Rectangular Lot SqM: 230.14
		Front Exp: W Unit Exp:
		Frontage: Depth:
Site Influences: Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks		Tax Amt/Yr: \$1,922 / 2015 LI/Yr: 0 /
		Zoning: RA7
Parking: Single Garage Attached		Elem. School: http://sakaw.epsb.ca/
Virtual Tour: https://www.youtube.com/watch?v=QAJq5gWN-US&feature=youtu.be		Jr High School: http://danknott.epsb.ca/
Brochure: https://www.youtube.com/watch?v=QAJq5gWN-US&feature=youtu.be		Sr High School: http://jpercypage.epsb.ca/
		Other School:

Condo Name: Stonebridge	Total Units:	Total Floors:	Floor	Floor #:
Encl Parking:	Parking Unit:	Park Plan Type: A	Park Plan Desc:	
Reg Size: 0.00 (M)	Reg Size: See Remarks			
Condo Fee: 167	Condo Fee Incl: Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution			
HOA Fee:	HOA Fee Incl:			

Seller Name: Roland Brcic-Kostic & Pascale Collingwood	Appointment: Must Confirm Appointment
Appt Name: Team Oosterveld	Appt Phone: 587-269-3333
List Agent: Ben S Oosterveld - Ph: 587-269-3333	Listing Date: 4/18/2016
Agent E-mail: ben@teamoosterveld.com	Agent URL: http://www.teamoosterveld.com
List Firm: Re/Max Elite - Off#: 780-464-4100	Occupancy: Seller DOM: 2
List Agent 2:	Possession: Possession Days: 30 Possession Notes: Negotiable
List Firm 2:	Co-Operating Commission: 3.5/100K & 1.5/B

Pending Date: **Sold Date:** **Input Date:** 4/18/2016 1:34 PM
Sold Price: **Expiration:** 7/31/2016

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

04/20/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0