

**RESIDENTIAL**

**7020 183 ST NW**

**ACTIVE**

**LP: \$389,000**



**Property Class:** Single Family  
**Area:** Edmonton  
**Community:** Lymburn  
**Building Type:** Detached Single Family  
**Style:** 4 Level Split  
**Legal Plan:** 7621606     **Blk:** 35     **Lot:** 5     **Unit:**     **UF:**  
**Linc #:** 0013504791  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N     **SRR:** N     **Disc:**  
**Warranty:**

**Listing ID#:** E4014899  
**Postal Code:** T5T 2V6  
**Zone:** Zone 20  
**Year Built:** 1978  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



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

Amazing Property!!!! RV Parking, Massive Garage, Gazebo, and additional High Covered Parking. This property had a large front Living Room with a great bay window and high quality laminate flooring. The Kitchen has a ton of counter space and is designed with more than enough storage. The Kitchen looks in to the lower Family room with fireplace. The Separate Dining Room is perfect for family get-togethers. Some new Windows and New Patio Doors and Deck and some flooring. The 4 bedroom is located on the main floor. This property has some upgrades but still has a Great opportunity to create some additional equity with some minor upgrades. Lower level has a massive storage area and large enough space for a pool table or media room. The Master bedroom is large with a full ensuite. Truly a very cool property!!

	<b>1Pc</b>	<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>Finished Levels:</b> 4
<b>Baths:</b>	0	1	0	0	1	0	<b>Ensuite Bath:</b>	0	1	0	0	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0						<b>Bdrms Above:</b>	3			4			<b>Main Level:</b>
<b>Living Rm:</b>			M				<b>Master Bdrm:</b>	U					B	<b>Upper:</b>
<b>Dining Rm:</b>			M				<b>Bedroom 2:</b>	U						<b>Above Grade:</b>
<b>Kitchen:</b>			M				<b>Bedroom 3:</b>	U						<b>Lower Level:</b>
<b>Family Rm:</b>			L				<b>Bedroom 4:</b>	L						<b>Below Grade:</b>
<b>Den:</b>							<b>Bonus Rm:</b>							<b>Total A.G.:</b> 117.30     1,262.62

<b>Fireplace Y/N:</b>		<b>F/P Fuel:</b>		<b>Fireplace Type:</b>	
<b>Heating:</b>	Forced Air-1	<b>Heat Fuel:</b>	Natural Gas	<b>Roof Type:</b>	Asphalt Shingles
<b>Construction</b>	Wood Frame	<b>Foundation:</b>	Concrete	<b>Basement:</b>	Full / Fully Finished
<b>Exterior:</b>	Brick, Metal			<b>Sec Suite Y/N:</b>	N <b>2nd Suite Permit By Seller:</b>
<b>Features:</b>	Hot Tub, Parking-Extra, See Remarks			<b>Flooring:</b>	Carpet, Laminate Flooring, Linoleum
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer			<b>Lot Shape:</b>	Irregular <b>Lot SqM:</b>
<b>Site Influences:</b>	Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby			<b>Front Exp:</b>	N <b>Unit Exp:</b>
<b>Parking:</b>	Double Garage Attached, Heated, Insulated			<b>Frontage:</b>	
<b>Virtual Tour:</b>	<a href="https://www.youtube.com/watch?v=4jGmsgIToZw">https://www.youtube.com/watch?v=4jGmsgIToZw</a>			<b>Tax Amt/Yr:</b>	\$3,019 / 2015 <b>LI/Yr:</b> 0 /
<b>Brochure:</b>	<a href="https://www.youtube.com/watch?v=4jGmsgIToZw">https://www.youtube.com/watch?v=4jGmsgIToZw</a>			<b>Zoning:</b>	RF1
				<b>Elem. School:</b>	<a href="http://lymburn.epsb.ca/">http://lymburn.epsb.ca/</a>
				<b>Jr High School:</b>	<a href="http://parkview.epsb.ca/ho">http://parkview.epsb.ca/ho</a>
				<b>Sr High School:</b>	<a href="http://jasperplace.epsb.ca">http://jasperplace.epsb.ca</a>
				<b>Other School:</b>	

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

<b>Seller Name:</b>	Jerry Johnson	<b>Appointment:</b>	Must Confirm Appointment
<b>Appt Name:</b>	Team Oosterveld	<b>Appt Phone:</b>	587-269-3333
<b>List Agent:</b>	Ben S Oosterveld - Ph: 587-269-3333	<b>Listing Date:</b>	4/5/2016
<b>Agent E-mail:</b>	ben@teamoosterveld.com	<b>Agent URL:</b>	<a href="http://www.teamoosterveld.com">http://www.teamoosterveld.com</a>
<b>List Firm:</b>	Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b>	Seller <b>DOM:</b> 3
<b>List Agent 2:</b>		<b>Possession:</b>	<b>Possession Days:</b> 30 <b>Possession Notes:</b> Negotiable
<b>List Firm 2:</b>		<b>Co-Operating Commission:</b>	3.5/100K & 1.5/B

<b>Pending Date:</b>		<b>Sold Date:</b>		<b>Input Date:</b>	4/5/2016 11:38 AM
		<b>Sold Price:</b>		<b>Expiration</b>	6/30/2016

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