

RESIDENTIAL**10507 135B AV NW****ACTIVE****LP: \$324,900**

Property Class: Single Family
Area: Edmonton
Community: Rosslyn
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 6490KS **Blk:** 23 **Lot:** 28 **Unit:** **UF:**
Linc #: 0016145170
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4021664
Postal Code: T5E 1T7
Zone: Zone 01
Year Built: 1961
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

Absolutely Incredible home...HUGE KITCHEN WITH GRANITE COUNTERS, large island with a double sink and tons of counter space stainless steel appliances are the cherry on top. The kitchen fits the SEPARATE DINING ROOM easily in this spacious kitchen. The MASTER BEDROOM IS MASSIVE; the walk-in closet is filled with custom cabinetry and crown moulding. The second bedroom has a very cool wooden wall feature that is sure to impress. The main entrance walks into a fantastic living room with hardwood floors. The DOWNSTAIRS BATHROOM WAS RENOVATED IN 2009 along with the NEW SHINGLES ROOF VENTS AND EAVES. Lots of upgrades including NEWER WINDOWS and it has been maintained very well. The BASEMENT IS FULLY FINISHED with a VERY COOL MAN/THEATER ROOM. The 3rd & 4th Bedrooms downstairs are a great size and right beside that full bathroom. MASSIVE DECK LOOKS OUT TO A LARGE YARD with a GREENHOUSE/PLAYHOUSE. Amazing location...walking distance to schools, parks and a ton of amenities. THIS HOUSE ALSO FACES A LARGE GREEN SPACE!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	0	0	2	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	2		Total Bdrms:	4						Main Level:
Living Rm:	5.79x3.96		M	Master Bdrm:	5.28x4.01	M								Upper:
Dining Rm:	2.73x2.43		M	Bedroom 2:	3.73x3.35	M								Above Grade:
Kitchen:	4.87x3.35		M	Bedroom 3:	3.96x3.10	B								Lower Level:
Family Rm:	7.00x3.65		B	Bedroom 4:	3.68x3.56	B								Below Grade:
Den:				Bonus Rm:										Total A.G.: 103.10 1,109.77

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, Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Deck, Greenhouse, Parking-Extra, Vinyl Windows, See Remarks			Flooring:	Ceramic Tile, Cork Flooring, Hardwood
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer			Lot Shape:	Rectangular Lot SqM:
Site Influences:	Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks			Front Exp:	N Unit Exp:
Parking:	Insulated, Single Garage Detached			Frontage:	Depth:
Virtual Tour:				Tax Amt/Yr:	\$2,495 / 2015 LI/Yr: 0 /
Brochure:				Zoning:	RF1
				Elem. School:	http://scottrobertson.epsb
				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:	Marc Hall & Jenna Smith	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	5/17/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 1
List Agent 2:		Possession:	Possession Days: 15 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3/100K & 1.5/B

Pending Date:		Sold Date:		Input Date:	5/17/2016 5:29 PM
		Sold Price:		Expiration	8/31/2016

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

05/18/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0