

RESIDENTIAL**10417 121 AV NW****ACTIVE****LP: \$346,000**

Property Class: Single Family
Area: Edmonton
Community: Westwood_EDMO
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 1056HW **Blk:** 4 **Lot:** 29 **Unit:** **UF:**
Linc #: 0020762952
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4026926
Postal Code: T5G 0T1
Zone: Zone 08
Year Built: 1954
Ownership: JUDS
Conform:
Restrictions: N-KNW



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

Very unique opportunity - CNC retail - Zoning may allow for up to 2 1/2 stories. Excellent location across from a large field minutes to NAIT and downtown. Property is as is where is.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 1
Baths:	0	0	1	1	0	0	Ensuite Bath:	0	1	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	1		Total Bdrms:			1				Main Level:
Living Rm:				Master Bdrm:		M								Upper:
Dining Rm:				Bedroom 2:										Above Grade:
Kitchen:				Bedroom 3:										Lower Level:
Family Rm:				Bedroom 4:										Below Grade:
Den:				Bonus Rm:										Total A.G.: 190.40 2,049.47

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	See Remarks
Construction:	See Remarks	Foundation:	See Remarks	Basement:	Full / See Remarks
Exterior:	See Remarks			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	See Remarks
				Goods Excluded:	
Goods Included:	See Remarks			Lot Shape:	Rectangular Lot SqM:
				Front Exp:	W Unit Exp:
Site Influences:	See Remarks			Frontage:	Depth:
				Tax Amt/Yr:	\$2,763 / 2015 LI/Yr: 315 /
Parking:	See Remarks			Zoning:	CNC
Virtual Tour:				Elem. School:	
Brochure:				Jr High School:	
				Sr High School:	
				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:	Judicial Sale	Appointment:	Call Lister, Ksafe-Call Before Showing, Must Confirm
Appt Name:	Ben Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	6/23/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Tenant DOM: 0
List Agent 2:		Possession:	Possession Days: 30 Possession Notes: negotiable
List Firm 2:		Co-Operating Commission:	2.25% B

Pending Date:		Sold Date:		Input Date:	6/23/2016 2:28 PM
		Sold Price:		Expiration	9/23/2016

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

06/23/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0