

RESIDENTIAL

2915 84 ST NW

ACTIVE

LP: \$329,000



Property Class: Single Family
Area: Edmonton
Community: Tipaskan
Building Type: Detached Single Family
Style: Bi-Level
Legal Plan: 7621725 **Blk:** 17 **Lot:** 1 **Unit:** **UF:**
Linc #: 0014752596
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4040743
Postal Code: T6K 3A3
Zone: Zone 29
Year Built: 1977
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

FANTASTIC PROPERTY WITH GREAT CURB appeal and the PERFECT LOCATION. NEWER WINDOWS, UPDATED SIDING, NEWER KITCHEN, NEWER FLOORING 2 bedroom up 2 bedrooms down. Kitchen has a ton of storage and ample counter space to cook on. SEPARATE DINING AREA IS BIG ENOUGH FOR A LARGE TABLE. Massive Detached garage with new shingles in 2016, and new soffit, fascia & eavestrough!! Huge yard with 2 tier deck and still room for playing ball. Bang for buck one of the BEST PROPERTIES CURRENTLY OUT THERE. The Basement could use a little finishing work. NEW WASHER & DRYER 2016! Close to everything you need for life!!!

	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				4		Main Level:
Living Rm:			M				Master Bdrm:		M					Upper:
Dining Rm:			M				Bedroom 2:		M					Above Grade:
Kitchen:			M				Bedroom 3:		B					Lower Level:
Family Rm:			B				Bedroom 4:		B					Below Grade:
Den:							Bonus Rm:							Total A.G.: 85.28 917.95

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 / Partly Finished
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet, Hardwood, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer			Lot Shape:	Rectangular Lot SqM:
				Front Exp:	W Unit Exp:
				Frontage:	Depth:
Site Influences:	Corner Lot, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Tax Amt/Yr:	\$2,533 / 2016 LI/Yr: \$0 /
				Zoning:	RF1
Parking:	Double Garage Detached			Elem. School:	http://tipaskan.epsb.ca/
Virtual Tour:	https://www.youtube.com/watch?v=PKookF0eNoY&feature=youtu.be			Jr High School:	http://edithrogers.epsb.ca
Brochure:	https://www.youtube.com/watch?v=PKookF0eNoY&feature=youtu.be			Sr High School:	http://jpercypage.epsb.ca/
				Other School:	

Condo Name:		Total Units:		Total Floors:		Floor		Floor #:
Encl Parking:		Parking Unit:		Park Plan Type:		Park Plan Desc:		
Condo Fee:		Condo Fee Incl:						
HOA Fee:		HOA Fee Incl:						

Seller Name:	Eric Cox & Brittany Vatcher	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	10/12/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 28
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 Price:		Input Date:	10/12/2016 12:05 PM
Sold Date:		Adjustmnt Date:		Expiration	1/31/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			