

RESIDENTIAL**12314 102 ST NW****ACTIVE****LP: \$294,000**

Property Class: Single Family
Area: Edmonton
Community: Westwood_EDMO
Building Type: Detached Single Family
Style: 1 and Half Storey
Legal Plan: 1232HW **Blk:** 15 **Lot:** M **Unit:** **UF:**
Linc #: 0012065852
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4032542
Postal Code: T5G 2H4
Zone: Zone 08
Year Built: 1949

Ownership: PRIV
Conform:
Restrictions: N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers. Upstairs tenant may be present for showings. There are two cats in the upstairs, please be careful not to let them outside. Please Note: This is not a legal suite and the City of Edmonton has asked that the lower suite be permitted or removed.

A PROPERTY WITH A TON OF CHARACTER with a The second story LOFT have the 2nd and 3rd BEDROOMS. The master is on the main floor. The Curb appeal is a 10 out of 10 with a ton of charm. The main floor has beautiful natural light that fills the LIVING ROOM AND THE DINING ROOM and makes the Hardwood floors shine. The FRONT ENTRANCE IS SPACIOUS as well. The BASEMENT HAS A SECOND ENTRANCE AND A SECOND KITCHEN with a large bedroom. Living room, Dinette area and Bathroom. THIS PROPERTY IS IN FANTASTIC SHAPE on a LARGE LOT ZONED RF3 ready for development down the road. The GARAGE IS A HUGE OVERSIZED DOUBLE. The location is prime close to downtown and in an area that's becoming more sought after every year.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels:	3	
Baths:	0	0	1	1	0	0	Ensuite Bath:	0	0	0	0	0		Level:	SqM:	SqFt:
Addl Rms:	0			Bdrms Above:	3			Total Bdrms:	4					Main Level:		
Living Rm:	4.73 x		M	Master Bdrm:	3.18 x	M		Second Kitchen	3.05 x	B				Upper:		
Dining Rm:	3.05 x		M	Bedroom 2:	4.69 x	U		Second Living	4.73 x	B				Above Grade:		
Kitchen:	2.52 x 2.7		M	Bedroom 3:	3.19 x	U								Lower Level:		
Family Rm:				Bedroom 4:	3.24 x	B								Below Grade:		
Den:				Bonus Rm:										Total A.G.:	93.18	1,002.99

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:	Wood			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet, Parquet, Slate
				Goods Excluded:	
Goods Included:	Dryer, Washer, Refrigerators-Two, Stoves-Two			Lot Shape:	Rectangular Lot SqM:
				Front Exp:	E Unit Exp:
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Frontage:	Depth:
				Tax Amt/Yr:	\$2,453 / 2015 LI/Yr: \$0 /
Parking:	Double Garage Detached, Over Sized			Zoning:	RF3
Virtual Tour:	https://www.youtube.com/watch?v=8yp-x_KWvY&feature=youtu.be			Elem. School:	http://delton.epsb.ca/
Brochure:	https://www.youtube.com/watch?v=8yp-x_KWvY&feature=youtu.be			Jr High School:	http://spruceavenue.epsb.ca/
				Sr High School:	http://victoria-school.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:	Brenda Bastell	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	8/4/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Tenant DOM: 22
List Agent 2:		Possession:	Possession Days: 90 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3.5/100k & 1.5/B

Pending Date:	Sold Price:	Input Date:	8/5/2016 7:28 AM
Sold Date:	Adjustmnt Date:	Expiration	11/1/2016
Seller Agent:	Seller Agent 2:		
Seller Firm:	Seller Firm 2:		

08/26/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0