

RESIDENTIAL

#4 10520 80 AV NW

ACTIVE**LP: \$199,900**

Property Class: Condo
Area: Edmonton
Community: Queen Alexandra
Building Type: Lowrise Apartment
Style: Single Level Apartment
Legal Plan: 0628065 **Blk:**
Linc #: 0032117186
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4041007
Postal Code: T6E 1V3
Zone: Zone 15
Year Built: 1981



Lot: **Unit:** 4 **UF:**
Ownership: PRIV
Conform:
Restrictions: N-KNW

Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. **Easy to Show ...Pro Active Board is going above and beyond. All owners agreed to pay \$500.00 per year (monthly \$41.66) to create extra reserve fund for future projects and upgrades.**

Absolutely EYE CATCHING Condo... IN-SUITE LAUNDRY, NEW FLOORING, NEW PAINT, and KITCHEN REDONE, NEW BASEBOARD AND TRIM package throughout. This place has AMAZING NATURAL LIGHT and its OWN PRIVATE PATIO with GLASS RAILING. VERY WELL MANAGED BUILDING. Kitchen is very functional and has great counter space and storage. The Laundry room is a good size with room for shelving units for additional storage. FULL SIZED DINING ROOM TABLE FITS well in the separate dining area; the LIVING ROOM IS MASSIVE with enough room for a group of friends to hang out. One of the best properties bang for buck in the area. Located in a safe location near UNIVERSITY and west side WHYTE AVENUE!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 1
Baths:	0	0	0	1	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	1		Total Bdrms:			1				Main Level:
Living Rm:			M	Master Bdrm:		M	Storage Room					M		Upper:
Dining Rm:			M	Bedroom 2:										Above Grade:
Kitchen:			M	Bedroom 3:										Lower Level:
Family Rm:				Bedroom 4:										Below Grade:
Den:				Bonus Rm:										Total A.G.: 68.50 737.33

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Hot Water	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Concrete	Basement:	None / No Basement
Exterior:	Stucco			Sec Suite Y/N:	2nd Suite Permit By Seller:
Features:	Detectors Smoke, Hot Water Natural Gas, Intercom, Laundry-In-Suite, No Smoking Home, Patio, See Remarks			Flooring:	Carpet, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	Lot SqM:
				Front Exp:	S Unit Exp: S
				Frontage:	Depth:
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Tax Amt/Yr:	\$1,640 / 2016 LI/Yr: \$0 /
				Zoning:	RA7
Parking:	Stall			Elem. School:	
Virtual Tour:	https://www.youtube.com/watch?v=m9HI4qufxig&feature=youtu.be			Jr High School:	
Brochure:	https://www.youtube.com/watch?v=m9HI4qufxig&feature=youtu.be			Sr High School:	
				Other School:	

Condo Name:	Cambridge Place	Total Units:		Total Floors:	4	Floor	Ground	Floor #:	1
Encl Parking:		Parking Unit:		Park Plan Type:	A	Park Plan Desc:			
Condo Fee:	\$320	Condo Fee Incl:	Exterior Maintenance, Heat, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Utilities Common Areas, Water/Sewer						

HOA Fee: **HOA Fee Incl:**

Seller Name:	Jonathan Heaman	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	10/10/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 31
List Agent 2:		Possession:	Possession Days: 15 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B

Pending Date:		Sold Price:		Input Date:	10/14/2016 11:50 AM
Sold Date:		Adjustmnt Date:		Expiration	2/28/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			