

RESIDENTIAL

5304 91 AV NW

ACTIVE

LP: \$409,900



Property Class: Single Family
Area: Edmonton
Community: Ottewell
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 2593MC **Blk:** 49 **Lot:** 93 **Unit:** **UF:**
Linc #: 0011975324
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4042915
Postal Code: T6B 0R2
Zone: Zone 18
Year Built: 1962
Ownership: PRIV
Conform:
Restrictions: N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. **Please give a couple hours notice as there is a small dog that needs to be removed from the house.**

Welcome home to this WELL MAINTAINED and decorated 1065 square foot bungalow in the popular community of Ottewell. Recently PAINTED throughout in WARM Neutral tones, HARDWOOD FLOORING throughout most of the main floor. BRIGHT SPACIOUS and open layout of the Living & Dining area are great for entertaining. The GENEROUS SIZED KITCHEN has lots of storage. SPACIOUS MASTER BEDROOM easily accommodates a king-sized bed and has a large closet. Second and third bedrooms are a good size as well. Main bathroom has been completely UPDATED. The Lower level has an EXTRA LARGE FAMILY ROOM great for parties, games nights, movies or just to escape! Over sized 4th bedroom is perfect for your guests or older child. Has a SPA-LIKE huge bathroom. Laundry Room has a sink and PRACTICAL STORAGE. HUGE FENCED YARD with a fire pit is great for playing and outdoor living. Has a DOUBLE GARAGE with alley access. Close to a brand new K-9 school this home is ready for a new family!

	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:	3				4		Main Level:
Living Rm:			M				Master Bdrm:		M					Upper:
Dining Rm:			M				Bedroom 2:		M					Above Grade:
Kitchen:			M				Bedroom 3:		M					Lower Level:
Family Rm:			B				Bedroom 4:		B					Below Grade:
Den:							Bonus Rm:							Total A.G.: 99.00 1,065.64

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:	Brick, Stucco			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet, Ceramic Tile, Hardwood
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings			Lot Shape:	Rectangular Lot SqM:
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Front Exp:	S Unit Exp:
Parking:	Double Garage Detached			Frontage:	Depth:
Virtual Tour:	http://www.youtube.com/watch?v=-L3cPmTE9t4			Tax Amt/Yr:	\$3,085 / 2016 LI/Yr: \$0 /
Brochure:	http://www.youtube.com/watch?v=-L3cPmTE9t4			Zoning:	RF1
				Elem. School:	http://waverley.epsb.ca/
				Jr High School:	http://kenilworth.epsb.ca/
				Sr High School:	http://mcnally.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:	Ryan Innis	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Catherine A Hunt - Ph: 780-916-9603	Listing Date:	11/4/2016
Agent E-mail:	catherine@teamoosterveld.com	Agent URL:	
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 35
List Agent 2:	Ben S Oosterveld	Possession:	Possession Days: 30 Possession Notes: Negotiable
List Firm 2:	Re/Max Elite	Co-Operating Commission:	3.5/100K & 1.5/B

Pending Date:		Sold Price:		Input Date:	11/4/2016 10:10 AM
Sold Date:		Adjustmnt Date:		Expiration	2/4/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			