

RESIDENTIAL**896 ABBOTSFIELD RD NW****ACTIVE****LP: \$178,900**

Property Class: Condo
Area: Edmonton
Community: Abbotsfield
Building Type: Townhouse
Style: 2 Storey
Legal Plan: 8823090 **Blk:** **Lot:** **Unit:** 14 **UF:**
Linc #: 0010107556
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW



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

MINT Condition...Facing green space. NEW KITCHEN, NEW FLOORING, NEW HOT WATER TANK, NEW DOORS and TRIM, New CARPET, New Sinks and Cabinets, New Bathtub, All electrical plugs Switches and New fridge, dishwasher, washer and dryer. New attic insulation. Large Living room, Very functional and eye catching kitchen with a large area to put a kitchen table. 3 good size Bedrooms upstairs. Fantastic basement for storage. Location right off yellow head. Bang for buck a fantastic property. A True Eye Cather!!!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	3		Total Bdrms:	3						Main Level:
Living Rm:			M	Master Bdrm:	U		Storage Room		L					Upper:
Dining Rm:			M	Bedroom 2:	U									Above Grade:
Kitchen:			M	Bedroom 3:	U									Lower Level:
Family Rm:				Bedroom 4:										Below Grade:
Den:				Bonus Rm:										Total A.G.: 95.00 1,022.58

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:	Part / Unfinished
Exterior:	Stucco, Wood			Sec Suite Y/N:	N 2nd Suite Permit By Seller: N
Features:	See Remarks			Flooring:	Carpet, Ceramic Tile, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	
				Front Exp:	N Unit Exp:
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Frontage:	
				Tax Amt/Yr:	\$1,336 / 2016 LI/Yr: \$0 /
Parking:	Single Carport			Zoning:	RF6
Virtual Tour:	https://www.youtube.com/watch?v=3kRT_ufDsS4&feature=youtu.be			Elem. School:	http://abbott.epsb.ca/
Brochure:	https://www.youtube.com/watch?v=3kRT_ufDsS4&feature=youtu.be			Jr High School:	http://lawton.epsb.ca/
				Sr High School:	http://eastglen.epsb.ca/
				Other School:	

Condo Name:	Riverridge Townhomes	Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:	R	Park Plan Desc:			
Condo Fee:	\$102	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution						
HOA Fee:		HOA Fee Incl:							

Seller Name:	Kevin & Victor Gamble	Appointment:	Must Confirm Appointment		
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333		
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	10/18/2016		
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com		
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller	DOM:	0
List Agent 2:		Possession:		Possession Days:	30
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B		
		Possession Notes:	Negotiable		

Pending Date:		Sold Price:		Input Date:	10/18/2016 11:26 AM
Sold Date:		Adjustmnt Date:		Expiration	2/1/2017

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

10/18/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0