

RESIDENTIAL

10523 40 ST NW

ACTIVE

LP: \$329,900



Property Class: Single Family
Area: Edmonton
Community: Gold Bar
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 4233KS **Blk:** 80
Linc #: 0018239061
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4047036
Postal Code: T6A 1S9
Zone: Zone 19
Year Built: 1958

Lot: 26 **Unit:** **UF:**

Ownership: PRIV

Conform:

Restrictions: N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. Lockbox on front railing.

FANTASTIC OPPORTUNITY!! AMAZING POTENTIAL with this home backing onto a RAVINE. NEWER SHINGLES, DECK, and SEWER LINE!! Main floor features 2 bedrooms, 4 piece bathroom, GREAT SIZE LIVING ROOM, and OVERSIZED kitchen layout with eat-in nook and dining area. Patio doors lead to a LARGE sunny deck and a GOOD SIZE YARD. Basement is fully finished with a 3rd bedroom, 3 piece bathroom, laundry area and LARGE Family Room. RV PARKING PAD with detached single garage off the back alley entrance. PRIME LOCATION ... minutes away to downtown, Baseline Road, Wayne Gretzky Drive and easy access to Anthony Henday Drive. Immediate possession available!!

	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:	6.57 x		M				Master Bdrm:	3.72 x	M			2.47 x	M	Upper:		
Dining Rm:	4.29 x		M				Bedroom 2:	3.68 x	M				B	Above Grade:		
Kitchen:	3.28 x		M				Bedroom 3:		B					Lower Level:		
Family Rm:							Bedroom 4:		B					Below Grade:		
Den:							Bonus Rm:							Total A.G.:	95.42	1,027.10

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:	Stucco, Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Deck, Parking-Extra, See Remarks			Flooring:	Carpet, Linoleum
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	Rectangular
				Front Exp:	W
				Frontage:	
Site Influences:	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, See Remarks			Tax Amt/Yr:	2,757.00 / 2016 LI/Yr: \$0 /
				Zoning:	RF1
Parking:	RV Parking, Single Garage Detached			Elem. School:	http://goldbar.epsb.ca/
Virtual Tour:	https://www.youtube.com/watch?v=3xVMbnmP78o&feature=youtu.be			Jr High School:	http://hardisty.epsb.ca/
Brochure:	https://www.youtube.com/watch?v=3xVMbnmP78o&feature=youtu.be			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:	Bouwe Schaafsma	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Catherine A Hunt - Ph: 780-916-9603	Listing Date:	1/9/2017
Agent E-mail:	catherine@teamoosterveld.com	Agent URL:	
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
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:	1/9/2017 11:36 AM
Sold Date:		Adjustmnt Date:		Expiration	3/22/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			

01/09/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0