

RESIDENTIAL

#1103 9916 113 ST NW

ACTIVE

LP: \$219,000



Property Class: Condo
Area: Edmonton
Community: Oliver
Building Type: Apartment High Rise
Style: Single Level Apartment
Legal Plan: 8722944 **Blk:**
Linc #: 0011146792
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4050560
Postal Code: T5K 2N3
Zone: Zone 12
Year Built: 1981

Lot: **Unit:** 58 **UF:**

Ownership: PRIV

Conform:

Restrictions: AGE, NOPET



For showings please call Team Oosterveld Monday-Friday 9:00AM - 3:00PM 587-269-3333 (LANDLINE - NO TEXTING) / Evenings and weekends Adam Benke 780-221-6106.

BEST PRICED 2 Bed 2 Bath condo w/ 2 PARKING SPOTS in ALL OF DOWNTOWN!!! Located in the desirable QUIET neighborhood of GRANDIN & only steps away from the stairs leading to our magnificent RIVER VALLEY. Kitchen & Bathroom have both been PROFESSIONALLY RENOVATED with beautiful CUSTOM CABINETS and Stainless Steel Appliances. IN-SUITE LAUNDRY room equipped with FULL SIZE front loading WASHER/DRYER & extra STORAGE space. Covered EAST FACING balcony provides beautiful City & River Valley views! CONCRETE CONSTRUCTION means you won't hear your neighbors. This home is complete with 2 PARKING SPOTS, 1 heated UNDERGROUND & 1 SURFACE stall, a rare luxury few get to afford downtown. Building amenities include a CARWASH and massive PRIVATE COURTYARD w/ a large fountain, picnic tables and several fire pits to use on those lovely summer nights with friends! All this for UNDER \$220,000!!

	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	1	0	0		Level:	SqM:	SqFt:
Addl Rms:	0			Bdrms Above:	2		Total Bdrms:				2			Main Level:		
Living Rm:	5.18X5.99		M	Master Bdrm:	4.67X2.88	M								Upper:		
Dining Rm:			M	Bedroom 2:	3.53X2.59	M								Above Grade:		
Kitchen:	2.96X2.33		M	Bedroom 3:										Lower Level:		
Family Rm:				Bedroom 4:										Below Grade:		
Den:				Bonus Rm:										Total A.G.:	78.00	839.59

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Baseboard, Hot Water	Heat Fuel:	Natural Gas	Roof Type:	Tar & Gravel
Construction:	Concrete	Foundation:	Concrete	Basement:	None / No Basement
Exterior:	Brick			Sec Suite Y/N:	2nd Suite Permit By Seller:
Features:	Handicap Access, Laundry-In-Suite, No Animal Home, No Smoking Home, Security Door			Flooring:	Carpet, Linoleum
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer			Lot Shape:	Lot SqM:
				Front Exp:	E
				Frontage:	
Site Influences:	Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown			Tax Amt/Yr:	2,049.00 / 2016
				Zoning:	RA9
Parking:	Heated, Parkade, Stall, Underground			Elem. School:	http://oliver.epsb.ca/
Virtual Tour:	https://youtu.be/WjaZAox4XAc			Jr High School:	http://westminster.epsb.ca
Brochure:	https://youtu.be/WjaZAox4XAc			Sr High School:	http://victoria-school.ca/
				Other School:	

Condo Name:	Central Park	Total Units:	104	Total Floors:	18	Floor	Other	Floor #:	11
Encl Parking:		Parking Unit:	U/G #39	Park Plan Type:	A	Park Plan Desc:			
Condo Fee:	667.33	Condo Fee Incl:	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer						

HOA Fee: **HOA Fee Incl:**

Seller Name:	Kromac Enterprises Ltd.	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Adam J Benke - Ph: 780-221-6106	Listing Date:	2/9/2017
Agent E-mail:	adam@teamoosterveld.com	Agent URL:	
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller
List Agent 2:	Ben S Oosterveld	Possession:	Possession Days: 15 Possession Notes: Negotiable
List Firm 2:	Re/Max Elite	Co-Operating Commission:	3.5/100K & 1.5/B

Pending Date:		Sold Price:		Input Date:	2/9/2017 12:25 PM
Sold Date:		Adjustmnt Date:		Expiration	5/9/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			

02/09/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0