

**RESIDENTIAL**

**12408 87 ST NW NW**

**ACTIVE**

**LP: \$344,900**



**Property Class:** Single Family  
**Area:** Edmonton  
**Community:** Delton  
**Building Type:** Detached Single Family  
**Style:** 2 Storey  
**Legal Plan:** 1794HW **Blk:** 46 **Lot:** 29 **Unit:** **UF:**  
**Linc #:** 0018201137  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N **SRR** N **Disc:**  
**Warranty:**

**Listing ID#:** E4050161  
**Postal Code:** T5B 3P3  
**Zone:** Zone 05  
**Year Built:** 1950  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



For showings please call Team Oosterveld Monday-Friday 9:00AM - 3:00PM 587-269-3333 (LANDLINE - NO TEXTING). Evenings and weekends call or text Catherine Hunt 780-916-9603. Must enter through side door on the left hand side of the house where the lockbox is located. Do not open any of the other exterior doors as they are alarmed. Large, friendly dog on site, will be removed from the house for showings. Garage is alarmed as well so get code from listing realtor. Good Incl: 5 TV's

CASHFLOW, CASHFLOW, CASHFLOW!! This LEGAL Rooming house is FULLY FURNISHED. 8 rentable BEDROOMS with shared common space; Kitchen ---3 Bathrooms ---Laundry Room and Living Room. Property has a LIVE-IN HOUSE MANAGER who's been managing it for the past 12 years and wants to continue managing it. Zero tolerance for drinking and drugs. SAFE HOUSING APPROVED. ROOF AND WINDOWS replaced 10 years ago, FURNACE and HOT WATER TANKS 8 years ago. Has an engineered alarm system and fire rated inside doors. TRIPLE CAR GARAGE has a fully finished office & 2 piece bathroom in one of the bays. This is a CLEAN, WELL RUN INVESTMENT. Rooms rent out from \$450 to \$550 a month, 90% OCCUPIED!! . GREAT LOCATION; 7 minute drive or 15 minute bus ride to NAIT.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 3		
<b>Baths:</b>	0	0	3	0	0	0	<b>Ensuite Bath:</b>	0	0	0	0	0		<b>Level:</b>	<b>SqM:</b>	<b>SqFt:</b>
<b>Addl Rms:</b>	0						<b>Bdrms Above:</b>	6				9		<b>Main Level:</b>	79.39	854.55
<b>Living Rm:</b>							<b>Master Bdrm:</b>	4.68 x	M	<b>Bedroom</b>	4.05 x	U		<b>Upper:</b>	57.80	622.16
<b>Dining Rm:</b>			M				<b>Bedroom 2:</b>	4.06 x	M	<b>Bedroom</b>	3.43 x	U		<b>Above Grade:</b>		
<b>Kitchen:</b>	4.17 x		M				<b>Bedroom 3:</b>	3.46 x	U	<b>Bedroom</b>	3.95 x	B		<b>Lower Level:</b>	76.89	827.64
<b>Family Rm:</b>	3.95 x		M				<b>Bedroom 4:</b>	3.93 x	U	<b>Bedroom</b>	3.44 x	B		<b>Below Grade:</b>		
<b>Den:</b>							<b>Bonus Rm:</b>			<b>Bedroom</b>	3.95 x	B		<b>Total A.G.:</b>	137.19	1,476.71

<b>Fireplace Y/N:</b>		<b>F/P Fuel:</b>		<b>Fireplace Type:</b>	
<b>Heating:</b>	Forced Air-1	<b>Heat Fuel:</b>	Natural Gas	<b>Roof Type:</b>	Asphalt Shingles
<b>Construction:</b>	Wood Frame	<b>Foundation:</b>	Concrete	<b>Basement:</b>	Full / Fully Finished
<b>Exterior:</b>	Vinyl			<b>Sec Suite Y/N:</b>	Y <b>2nd Suite Permit By Seller:</b> Y
<b>Features:</b>	Deck, See Remarks			<b>Flooring:</b>	Carpet, Ceramic Tile, Linoleum
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Washer, See Remarks, Refrigerators-Two			<b>Lot Shape:</b>	Rectangular
				<b>Front Exp:</b>	E
<b>Site Influences:</b>	Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			<b>Frontage:</b>	
				<b>Tax Amt/Yr:</b>	0.00 / 2016 <b>LI/Yr:</b> /
<b>Parking:</b>	Triple Garage Detached			<b>Zoning:</b>	
<b>Virtual Tour:</b>	<a href="https://www.youtube.com/watch?v=TTU4hZLGf68&amp;feature=youtu.be">https://www.youtube.com/watch?v=TTU4hZLGf68&amp;feature=youtu.be</a>			<b>Elem. School:</b>	<a href="http://delton.epsb.ca/">http://delton.epsb.ca/</a>
<b>Brochure:</b>	<a href="https://www.youtube.com/watch?v=TTU4hZLGf68&amp;feature=youtu.be">https://www.youtube.com/watch?v=TTU4hZLGf68&amp;feature=youtu.be</a>			<b>Jr High School:</b>	<a href="http://spruceavenue.epsb.ca/">http://spruceavenue.epsb.ca/</a>
				<b>Sr High School:</b>	<a href="http://victoria-school.ca/">http://victoria-school.ca/</a>
				<b>Other School:</b>	

Condo Name:	Total Units:	Total Floors:	Floor	Floor #:
<b>Encl Parking:</b>	<b>Parking Unit:</b>	<b>Park Plan Type:</b>	<b>Park Plan Desc:</b>	
<b>Condo Fee:</b>	<b>Condo Fee Incl:</b>			
<b>HOA Fee:</b>	<b>HOA Fee Incl:</b>			

<b>Seller Name:</b>	Safe Harbour Homes Ltd.	<b>Appointment:</b>	Must Confirm Appointment
<b>Appt Name:</b>	Team Oosterveld	<b>Appt Phone:</b>	587-269-3333
<b>List Agent:</b>	Catherine A Hunt - Ph: 780-916-9603	<b>Listing Date:</b>	2/6/2017
<b>Agent E-mail:</b>	catherine@teamoosterveld.com	<b>Agent URL:</b>	
<b>List Firm:</b>	Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b>	Tenant <b>DOM:</b> 0
<b>List Agent 2:</b>	Ben S Oosterveld	<b>Possession:</b>	<b>Possession Days:</b> 30 <b>Possession Notes:</b> Negotiable
<b>List Firm 2:</b>	Re/Max Elite	<b>Co-Operating Commission:</b>	3.5/100K & 1.5/B

<b>Pending Date:</b>	<b>Sold Price:</b>	<b>Input Date:</b>	2/6/2017 1:53 PM
<b>Sold Date:</b>	<b>Adjustmnt Date:</b>	<b>Expiration</b>	6/6/2017
<b>Seller Agent:</b>	<b>Seller Agent 2:</b>		
<b>Seller Firm:</b>	<b>Seller Firm 2:</b>		