

RESIDENTIAL

#110 12028 103 AV NW

ACTIVE

LP: \$289,000



Property Class: Condo
Area: Edmonton
Community: Oliver
Building Type: Lowrise Apartment
Style: Single Level Apartment
Legal Plan: 9520231 **Blk:**
Linc #: 0026302968
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4057344
Postal Code: T5K 2T9
Zone: Zone 12
Year Built: 1994

Lot: **Unit:** 10 **UF:**
Ownership: PRIV
Conform:
Restrictions: PETS



For showings, please call Team Oosterveld @ 587.269.3333 (LANDLINE-NO TEXTING). For Evenings and Weekends, contact Adam Benke @ 780.221.6106 1 pet per unit, dogs to be under 12" at shoulder.

STYLISH 2 BEDROOM 2 BATHROOM MODERN condo in the HEART OF OLIVER!. This OPEN-CONCEPT home in the sought after DAKOTA BUILDING is perfect for anyone looking for the Downtown Life-style. Walking into this CORNER-UNIT home you'll notice ALL THE WINDOWS bringing in tons of natural light from the EAST & SOUTH VIEWS. Recent upgrades include NEW PAINT throughout, BRAND-NEW light Fixtures, Faucet & Stainless Steel Hoodfan. Spacious living room with cozy GAS-FIREPLACE is a great space to unwind after along day! Some great features include HEATED FLOORS, IN-SUITE LAUNDRY and TITLED UNDERGROUND PARKING w/ STORAGE CAGE! A very LARGE Private/Covered PATIO with GAS-HOOKUP is great for enjoying the Outdoors anytime of YEAR. Located across the street from Paul Kane Park & only two blocks away from the BREWERY DISTRICT, there are loads of amenities all within walking distance!

| | 1Pc | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | | Finished Levels: | 1 | |
|------------|--------|-----|-----|--------------|--------|-----|----------------|-----|-----|-----|--------|-----|--|------------------|-------|----------|
| Baths: | 0 | 0 | 0 | 1 | 0 | 0 | Ensuite Bath: | 0 | 1 | 0 | 0 | 0 | | Level: | SqM: | SqFt: |
| Addl Rms: | 0 | | | Bdrms Above: | 2 | | Total Bdrms: | | | | 2 | | | Main Level: | | |
| Living Rm: | 3.71 x | | M | Master Bdrm: | 3.12 x | M | Breakfast Nook | | | | 2.54 x | M | | Upper: | | |
| Dining Rm: | 2.29 x | | M | Bedroom 2: | 3.19 x | M | | | | | | | | Above Grade: | | |
| Kitchen: | 4.41 x | | M | Bedroom 3: | | | | | | | | | | Lower Level: | | |
| Family Rm: | | | | Bedroom 4: | | | | | | | | | | Below Grade: | | |
| Den: | | | | Bonus Rm: | | | | | | | | | | Total A.G.: | 98.00 | 1,054.87 |

| | | | | | |
|-------------------------|---|--------------------|-------------|------------------------|---|
| Fireplace Y/N: | Y | F/P Fuel: | Gas | Fireplace Type: | Insert |
| Heating: | In Floor Heat System | Heat Fuel: | Natural Gas | Roof Type: | Tar & Gravel |
| Construction: | Wood Frame | Foundation: | Concrete | Basement: | None / No Basement |
| Exterior: | Stucco | | | Sec Suite Y/N: | 2nd Suite Permit By Seller: |
| Features: | Detectors Smoke, Laundry-In-Suite, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite | | | Flooring: | Carpet, Ceramic Tile, Linoleum |
| | | | | Goods Excluded: | |
| Goods Included: | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings | | | Lot Shape: | |
| | | | | Front Exp: | S |
| Site Influences: | Park/Reserve, Schools, Shopping Nearby | | | Frontage: | |
| | | | | Tax Amt/Yr: | 2,085.00 / 2016 |
| Parking: | Heated, Parkade, Underground | | | Zoning: | RA8 |
| Virtual Tour: | https://www.youtube.com/watch?v=fKsHwDPK4OE | | | Elem. School: | http://oliver.epsb.ca/ |
| Brochure: | https://www.youtube.com/watch?v=fKsHwDPK4OE | | | Jr High School: | http://westminster.epsb.ca |
| | | | | Sr High School: | http://victoria.epsb.ca/ |
| | | | | Other School: | |

| | | | | | | | | | |
|----------------------|------------|------------------------|--|------------------------|---|------------------------|--------|-----------------|---|
| Condo Name: | Dakota The | Total Units: | | Total Floors: | 4 | Floor | Ground | Floor #: | 1 |
| Encl Parking: | 1 | Parking Unit: | #50 | Park Plan Type: | T | Park Plan Desc: | | | |
| Condo Fee: | 554.54 | Condo Fee Incl: | Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer | | | | | | |

HOA Fee: **HOA Fee Incl:**

| | | | |
|----------------------|-----------------------------------|---------------------------------|--------------------------|
| Seller Name: | Sandra McDonald | Appointment: | Must Confirm Appointment |
| Appt Name: | Team Oosterveld | Appt Phone: | 587-269-3333 |
| List Agent: | Adam J Benke - Ph: 780-221-6106 | Listing Date: | 4/3/2017 |
| 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: | |
| List Firm 2: | Re/Max Elite | Possession Days: | 60 |
| | | Possession Notes: | Negotiable |
| | | Co-Operating Commission: | 3.5/100K & 1.5B |

| | | | | | |
|----------------------|--|------------------------|--|--------------------|-------------------|
| Pending Date: | | Sold Price: | | Input Date: | 4/3/2017 10:03 AM |
| Sold Date: | | Adjustmnt Date: | | Expiration | 7/3/2017 |
| Seller Agent: | | Seller Agent 2: | | | |
| Seller Firm: | | Seller Firm 2: | | | |

04/03/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0