

RESIDENTIAL

15212 81 AV NW

ACTIVE

LP: \$649,000



Property Class: Single Family
Area: Edmonton
Community: Lynnwood
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 5580KS **Blk:** 1 **Lot:** 23 **Unit:** **UF:**
Linc #: 0016761645
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4060275
Postal Code: T5R 3P1
Zone: Zone 22
Year Built: 1960
Ownership: PRIV
Conform:
Restrictions: N-KNW



For Showings, please contact Team Oosterveld @ 587-269-3333 (LANDLINE - NO TEXTING).

OPEN BEAM custom Bungalow on the RAVINE. Rare find... Open concept with an incredibly functional BEAUTIFUL KITCHEN, large SEPARATE DINING area, FIREPLACE COVERED IN QUARTZ ledgestone. LARGE FRONT ENTRANCE with great storage, as you walk around the feel of this home will embrace you instantly. The WALL OF WINDOWS LOOKING ONTO THE RAVINE will instantly calm you. Hardwood flooring, high end window coverings, some newer windows, and the NEW METAL ROOF, UPGRADED MAPLE METAL RAINING, upgraded high end light fixtures are some of the benefits of this home. New Mohawk smartstrand silk carpet in the fully finished basement. Huge storage room in the basement with a large living room, huge bedroom with a Hollywood sized walk in closet. The laundry room is massive as well. New fence, fantastic deck in the large backyard located in one of the most sought after neighborhoods in Edmonton.

| | 1Pc | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | | Finished Levels: 2 | | |
|------------|-----------|-----|-----|--------------|-----------|-----|---------------|---------|-----|-----|-----|-----|--|--------------------|--------|----------|
| Baths: | 0 | 0 | 1 | 1 | 0 | 0 | Ensuite Bath: | 1 | 0 | 0 | 0 | 0 | | Level: | SqM: | SqFt: |
| Addl Rms: | 0 | | | Bdrms Above: | 3 | | Total Bdrms: | 3 | | | | | | Main Level: | | |
| Living Rm: | 6.09x4.40 | | M | Master Bdrm: | 3.65x3.75 | M | Laundry Room | 2.0x3.0 | | B | | | | Upper: | | |
| Dining Rm: | 3.18x2.77 | | M | Bedroom 2: | 2.74x3.06 | M | Storage Room | 6.4x4.2 | | B | | | | Above Grade: | | |
| Kitchen: | 4.11x2.78 | | M | Bedroom 3: | 3.05x3.06 | M | | | | | | | | Lower Level: | | |
| Family Rm: | 7x6.5 | | B | Bedroom 4: | | | | | | | | | | Below Grade: | | |
| Den: | | | | Bonus Rm: | | | | | | | | | | Total A.G.: | 120.31 | 1,295.02 |

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|-------------------------|--|--------------------|-------------|------------------------|--|------------------------------------|----------------|
| Fireplace Y/N: | Y | F/P Fuel: | Gas | Fireplace Type: | Heattilator/Fan, Insert, Tile Surround | | |
| Heating: | Forced Air-1 | Heat Fuel: | Natural Gas | Roof Type: | Metal | | |
| Construction | Wood Frame | Foundation: | Concrete | Basement: | Full | / | Fully Finished |
| Exterior: | Stucco | | | Sec Suite Y/N: | N | 2nd Suite Permit By Seller: | |
| Features: | Ceiling 9 ft., Closet Organizers, Deck, Open Beam, Vinyl Windows | | | Flooring: | Carpet, Ceramic Tile, Hardwood | | |
| | | | | Goods Excluded: | | | |
| Goods Included: | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings | | | Lot Shape: | Rectangular | Lot SqM: | |
| | | | | Front Exp: | S | Unit Exp: | |
| | | | | Frontage: | | Depth: | |
| Site Influences: | Backs Onto Park/Trees, Flat Site, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby | | | Tax Amt/Yr: | 4,678.00 | / | 2016 |
| | | | | Zoning: | RF1 | LI/Yr: | \$137 |
| | | | | Elem. School: | http://lynnwood.epsb.ca/ | | |
| | | | | Jr High School: | http://hillcrest.epsb.ca/ | | |
| | | | | Sr High School: | http://jasperplace.epsb.ca | | |
| | | | | Other School: | http://parkview.epsb.ca/ | | |
| Parking: | Single Garage Attached | | | | | | |
| Virtual Tour: | https://www.youtube.com/watch?v=PAxxr-46u7s&feature=youtu.be | | | | | | |
| Brochure: | https://www.youtube.com/watch?v=PAxxr-46u7s&feature=youtu.be | | | | | | |

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|----------------------|--|------------------------|--|------------------------|--|------------------------|--|-----------------|--|
| 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: | | | | | | | |

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|----------------------|-------------------------------------|---------------------------------|--|
| Seller Name: | Lorraine Faulder | Appointment: | Must Confirm Appointment |
| Appt Name: | Team Oosterveld | Appt Phone: | 587-269-3333 |
| List Agent: | Ben S Oosterveld - Ph: 587-269-3333 | Listing Date: | 4/21/2017 |
| 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 Possession Notes: Negotiable |
| List Firm 2: | | Co-Operating Commission: | 3/100k & 1.5/B |

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|----------------------|--|------------------------|--|--------------------|--------------------|
| Pending Date: | | Sold Price: | | Input Date: | 4/21/2017 12:33 PM |
| Sold Date: | | Adjustmnt Date: | | Expiration | 8/15/2017 |
| Seller Agent: | | Seller Agent 2: | | | |
| Seller Firm: | | Seller Firm 2: | | | |

04/21/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0