

RESIDENTIAL**319 KIRKPATRICK CR NW****ACTIVE****LP: \$314,000**

Property Class: Single Family
Area: Edmonton
Community: Kiniski Gardens
Building Type: Detached Single Family
Style: 4 Level Split
Legal Plan: 8121673 **Blk:** 36 **Lot:** 155 **Unit:** **UF:**
Linc #: 0011840196
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4060296
Postal Code: T6L 5C9
Zone: Zone 29
Year Built: 1981
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

4 Levels fully finished.... Very cool character home. Laminate flooring open concept kitchen that has been upgraded with new counters, cupboards and backsplash and upgraded appliances. A very nice living room with fantastic natural light and amazing layout. The Master Bedroom is massive with access to a 4 piece bathroom. The first lower level has 2 additional bedrooms and another 2 piece bathroom, the lowest level has a large laundry room and another living room which would be awesome for a theater or video game room. The Double car garage has new shingles and the back yard is maintenance free and perfect to hang out or have a dog run around. Located near everything you need. Bang for your buck, one of the best options currently on the market.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 4
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	1		Total Bdrms:	3						Main Level:
Living Rm:	4.81x3.90		M	Master Bdrm:	4.31x3.90	U								Upper:
Dining Rm:				Bedroom 2:	2.90x2.10	L								Above Grade:
Kitchen:	3.88x3.40		M	Bedroom 3:	2.70x2.30	L								Lower Level:
Family Rm:	4.50x4.20		B	Bedroom 4:										Below Grade:
Den:				Bonus Rm:										Total A.G.: 67.50 726.57

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:	See Remarks / Fully Finished
Exterior:	Brick, Stucco			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Deck, Detectors Smoke			Flooring:	Ceramic Tile, Laminate Flooring, Linoleum
				Goods Excluded:	
Goods Included:	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	Rectangular Lot SqM:
Site Influences:	Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby			Front Exp:	W Unit Exp:
Parking:	Double Garage Detached, Rear Drive Access			Frontage:	Depth:
Virtual Tour:				Tax Amt/Yr:	2,377.00 / 2016 LI/Yr: \$0 /
Brochure:				Zoning:	RPL
				Elem. School:	http://juliakiniski.epsb.c
				Jr High School:	http://katechegwin.epsb.ca
				Sr High School:	http://millwoodschristian.
				Other School:	https://www.epsb.ca/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:	Abraham Martens & Marianella Carpio Becerra	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: 60 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3.5/100k & 1.5/B

Pending Date:		Sold Price:		Input Date:	4/21/2017 1:43 PM
Sold Date:		Adjustmnt Date:		Expiration	7/18/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			