

RESIDENTIAL

8722 163 ST NW

ACTIVE

LP: \$359,000



Property Class: Single Family
Area: Edmonton
Community: West Meadowlark Park
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 2881MC **Blk:** 1 **Lot:** 43 **Unit:** **UF:**
Linc #: 0019499441
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4062309
Postal Code: T5R 2N6
Zone: Zone 22
Year Built: 1962
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

BEAUTIFULLY RENOVATED AND READY TO MOVE IN. Step through the front door and you are greeted with a LARGE LIVING ROOM WITH NEW HARDWOOD FLOORING. The KITCHEN FEATURE A STUNNING MOSAIC BACKSPLASH WITH ALL NEW CABINETS, COUNTER TOPS, STAINLESS STEEL APPLIANCES and a walk-in pantry. Finishing off the main floor is 3 GENEROUSLY sized bedrooms and a 4pce bathroom. With newer shag carpet the basement has 2 bedrooms, a 3pce bathroom and a huge rec room. Other notable features include BRAND NEW LIGHT FIXTURES ON MAIN FLOOR, SEPERATE ENTRANCE TO BASEMENT for potential suite and a HUGE BACK YARD with DOUBLE DETACHED GARAGE.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	0	1	1	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	3			Total Bdrms:	4					Main Level:
Living Rm:	5.30x4.10		M	Master Bdrm:	4.60x3.45	M								Upper:
Dining Rm:	3.55x1.95		M	Bedroom 2:	3.20x3.00	M								Above Grade:
Kitchen:	4.30x4.00		M	Bedroom 3:	3.60x2.70	M								Lower Level:
Family Rm:				Bedroom 4:		B								Below Grade:
Den:				Bonus Rm:										Total A.G.: 111.35 1,198.57

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:	Full / Fully Finished
Exterior:	Metal, Stucco			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Detectors Smoke			Flooring:	Ceramic Tile, Hardwood, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	Rectangular Lot SqM:
Site Influences:	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby			Front Exp:	E Unit Exp:
Parking:	Double Garage Detached			Frontage:	Depth:
Virtual Tour:				Tax Amt/Yr:	2,893.00 / 2016 LI/Yr: \$0 /
Brochure:				Zoning:	RF1
				Elem. School:	http://afton.epsb.ca/
				Jr High School:	http://hillcrest.epsb.ca/
				Sr High School:	http://jasperplace.epsb.ca/
				Other School:	http://elmwood.epsb.ca/

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:	Hayward Green	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	5/4/2017
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: 15 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B

Pending Date:		Sold Price:		Input Date:	5/4/2017 12:41 PM
Sold Date:		Adjustmnt Date:		Expiration	10/4/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			