

**RESIDENTIAL****118 MORIN MZ NW NW****ACTIVE****LP: \$199,900**

**Property Class:** Condo  
**Area:** Edmonton  
**Community:** Lee Ridge  
**Building Type:** Townhouse  
**Style:** 4 Level Split  
**Legal Plan:** 7521349    **Blk:** 19    **Lot:**    **Unit:** 118    **UF:**  
**Linc #:** 0015030323  
**Title to Land:** Fee Simple    **Ownership:** PRIV  
**Exclusion Y/N:** N    **SRR:** N    **Disc:**    **Conform:**  
**Warranty:**    **Restrictions:** N-KNW



Please call Team Oosterveld at 587-269-3333 to book showings

A LOVELY END UNIT!..Nicely UPDATED split-level townhouse style 3-BEDROOM home in the quiet community of Lee Ridge is perfect for first-time home buyers! 2-BEDROOMS & Full 4-Pc bathrooms complete the upper floor. The MASSIVE Master Bedroom w/ walk-in closet & 2-pc Ensuite just off the main floor is SO BIG the owner uses it as a second living room! RENOVATED kitchen w/ TONS of STORAGE in all the newer white Cabinets. Recently updated w/ white appliances. Newer Laminate flooring throughout Main and Top floors. Partially finished basement has an ENORMOUS storage room beside the laundry and Mechanical rooms. Backyard backs onto quiet green space & walking trails. The beautiful aggregate concrete patio is perfect for sitting out enjoying those warm summer nights. Hosting a big party? An available hall can be rented that features 2 bathrooms, full kitchen and enough space for 50 people. This ideal location for a new family is close to schools, parks, playgrounds & many other amenities the community offers.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Finished Levels:	3	
<b>Baths:</b>	0	0	0	1	0	0	<b>Ensuite Bath:</b>	1	0	0	0	<b>Level:</b>	<b>SqM:</b>	<b>SqFt:</b>
<b>Addl Rms:</b>	0			<b>Bdrms Above:</b>	3		<b>Total Bdrms:</b>	3				<b>Main Level:</b>		
<b>Living Rm:</b>	4.40x3.30	M		<b>Master Bdrm:</b>	5.33x3.50	A						<b>Upper:</b>		
<b>Dining Rm:</b>				<b>Bedroom 2:</b>	3.35x3.30	U						<b>Above Grade:</b>		
<b>Kitchen:</b>	3.27x3.30	M		<b>Bedroom 3:</b>	3.30x2.84	U						<b>Lower Level:</b>		
<b>Family Rm:</b>				<b>Bedroom 4:</b>								<b>Below Grade:</b>		
<b>Den:</b>				<b>Bonus Rm:</b>								<b>Total A.G.:</b>	96.62	1,040.02

<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 / Partly Finished
<b>Exterior:</b>	Stucco, Vinyl			<b>Sec Suite Y/N:</b>	N <b>2nd Suite Permit By Seller:</b>
<b>Features:</b>	Club House			<b>Flooring:</b>	Carpet, Laminate Flooring, Linoleum
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Freezer, Stove-Electric, Washer, Window Coverings			<b>Lot Shape:</b>	
				<b>Front Exp:</b>	SE
<b>Site Influences:</b>	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools			<b>Frontage:</b>	
				<b>Tax Amt/Yr:</b>	1,752.00 / 2016 <b>LI/Yr:</b> \$0 /
<b>Parking:</b>	Single Carport			<b>Zoning:</b>	RF5
<b>Virtual Tour:</b>	<a href="https://www.youtube.com/watch?v=Xa3wFRXuA3M&amp;feature=youtu.be">https://www.youtube.com/watch?v=Xa3wFRXuA3M&amp;feature=youtu.be</a>			<b>Elem. School:</b>	<a href="http://gracemartin.epsb.ca">http://gracemartin.epsb.ca</a>
<b>Brochure:</b>				<b>Jr High School:</b>	<a href="http://millwoodschristian.epsb.ca">millwoodschristian.epsb.ca</a>
				<b>Sr High School:</b>	<a href="http://millwoodschristian.epsb.ca">millwoodschristian.epsb.ca</a>
				<b>Other School:</b>	

<b>Condo Name:</b>	Morin Maze	<b>Total Units:</b>	70	<b>Total Floors:</b>		<b>Floor</b>		<b>Floor #:</b>	
<b>Encl Parking:</b>		<b>Parking Unit:</b>		<b>Park Plan Type:</b>	A	<b>Park Plan Desc:</b>			
<b>Condo Fee:</b>	130.00	<b>Condo Fee Incl:</b>	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Reserve Fund Contribution						
<b>HOA Fee:</b>		<b>HOA Fee Incl:</b>							

<b>Seller Name:</b>	Cathy Bradner	<b>Appointment:</b>	Must Confirm Appointment						
<b>Appt Name:</b>	Team Oosterveld	<b>Appt Phone:</b>	587-269-3333						
<b>List Agent:</b>	Adam J Benke - Ph: 780-221-6106	<b>Listing Date:</b>	6/15/2017						
<b>Agent E-mail:</b>	<a href="mailto:adam@teamoosterveld.com">adam@teamoosterveld.com</a>	<b>Agent URL:</b>							
<b>List Firm:</b>	Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b>	Seller	<b>DOM:</b>	1				
<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>	6/15/2017 8:17 PM				
<b>Sold Date:</b>		<b>Adjustmnt Date:</b>		<b>Expiration:</b>	9/15/2017				
<b>Seller Agent:</b>		<b>Seller Agent 2:</b>							
<b>Seller Firm:</b>		<b>Seller Firm 2:</b>							