

RESIDENTIAL

3141 109 ST NW

ACTIVE

LP: \$239,000



Property Class: Condo
Area: Edmonton
Community: Steinhauer
Building Type: Townhouse
Style: 2 Storey
Legal Plan: 7920162 **Blk:** 42 **Lot:** **Unit:** 42 **UF:**
Linc #: 0010591750
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW



For showings, please contact Team Oosterveld at 587-269-3333 (LANDLINE - NO TEXTING) Please Note: All Closet Doors stored in basement to be included

INCREDIBLE CUSTOM KITCHEN, this townhouse is in MINT SHAPE located within minutes from south common shopping area. 2 minute walk from CENTURY PARK LRT. 3 GOOD SIZED BEDROOMS upstairs with a perfect full size bathroom that has RECENTLY BEEN REMODELLED. The MASTER HAS DOUBLE CLOSETS and can easily fit a KING SIZE BED. The KITCHEN HAS BEEN GUTTED AND A FULLY CUSTOM KITCHEN INSTALLED THAT WILL BLOW YOU AWAY for this type of property and has a good size area to have a kitchen table as well. The 2nd bathroom is conveniently on the main floor. THIS HOUSE HAS WONDERFUL NATURAL LIGHT and always feels warm and welcoming. The Living room is a great place to gather with friends and is located at the back of the condo. NEW WINDOWS, NEW FLOORING, NEW SHINGLES! THE FENCED FRONT YARD HAS ZERO MAINTENANCE WITH ITS PATIO, SHED AND FIRE PIT. It truly creates WONDERFUL CURB APPEAL as you walk up to your home. Best unit in the complex, best location on the complex. ..WELL RUN CONDO, WITH SOLID RESERVE FUND IN PLACE!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	3		Total Bdrms:	3						Main Level:
Living Rm:			M	Master Bdrm:										Upper:
Dining Rm:			M	Bedroom 2:										Above Grade:
Kitchen:			M	Bedroom 3:										Lower Level:
Family Rm:				Bedroom 4:										Below Grade:
Den:			B	Bonus Rm:										Total A.G.: 103.00 1,108.69

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 / Unfinished
Exterior:	Cedar			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Laundry-In-Suite, Parking-Plug-Ins, Parking-Visitor, See Remarks			Flooring:	Carpet, Ceramic Tile, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings			Lot Shape:	
				Front Exp:	N Lot SqM:
Site Influences:	Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby			Frontage:	
				Tax Amt/Yr:	1,924.00 / 2016 LI/Yr: \$0 /
Parking:	2 Outdoor Stalls			Zoning:	RF5
Virtual Tour:				Elem. School:	http://steinhauer.epsb.ca/
Brochure:				Jr High School:	http://vernonbarford.epsb.ca/
				Sr High School:	http://lycairns.epsb.ca/
				Other School:	

Condo Name:	Commonwealth Place_Steinhauer	Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:	A	Park Plan Desc:			
Condo Fee:	349.26	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution						

HOA Fee: **HOA Fee Incl:**

Seller Name:	Elaine Rippon	Appointment:	Must Confirm Appointment		
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333		
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	8/28/2017		
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:	45
List Firm 2:		Co-Operating Commission:	3.5/100k & 1.5/B		
Possession Notes:	Negotiable				

Pending Date:		Sold Price:		Input Date:	8/28/2017 2:51 PM
Sold Date:		Adjustmnt Date:		Expiration	12/28/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			