

RESIDENTIAL

3915 57 ST NW

ACTIVE

LP: \$439,500



Property Class: Single Family
Area: Edmonton
Community: Greenview_EDMO
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 7721465 **Blk:** 10 **Lot:** 61 **Unit:** **UF:**
Linc #: 0014251623
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4091919
Postal Code: T6L 1B5
Zone: Zone 29
Year Built: 1977
Ownership: PRIV
Conform:
Restrictions: N-KNW



For showings, please contact Team Oosterveld @ 587-269-3333 9AM-12PM weekdays (Landline - NO TEXTING) After 12PM and on weekends, contact Adam Benke @ 780-221-6106. Listing is CO-LISTED with Lisa Anderson of The Good Real Estate Company

REVENUE PROPERTY...LEGAL BASEMENT SUITE! This 1900 SQFT 2-Storey home is located in the quiet neighbourhood of GREENVIEW w/ quick access to the WHITEMUD. HARDWOOD floors throughout main & second levels of the home. Main floor features TWO living areas (one w/ WOOD BURNING FIREPLACE, formal dining room w/ French doors, main floor laundry, and half-bath. Spacious kitchen has brand new STAINLESS STEEL STOVE, breakfast nook & window overlooking the ENORMOUS backyard. Upstairs are 3 bedrooms and 2 full baths. HUGE master bedroom w/ RENOVATED en-suite bathroom c/w soaker tub & steam shower. The LEGAL BASEMENT SUITE w/ separate entrance has 2 bedrooms, 3-pc bathroom, full kitchen and its own separate laundry. NEW ROOF replaced in 2017. Ample parking with a double-attached garage, long driveway and lots of street parking. The fully fenced backyard has rear lane access and TONS of SPACE for whatever your heart desires. Great INCOME PROPERTY for investors or anyone looking to pay off their mortgage faster!

Baths:	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Ensuite Bath:	2Pc	3Pc	4Pc	5Pc	6Pc	Finished Levels:	3
	0	1	1	1	0	0		0	0	1	0	0	Level:	SqM:
Addl Rms:				Bdrms Above:	3			Total Bdrms:	5				Main Level:	SqFt:
Living Rm:	3.60x5.25	M	Master Bdrm:	4.62x2.99	U	Laundry Room	1.55x1.47	M					Upper:	
Dining Rm:	3.14x3.26	M	Bedroom 2:	2.65x3.96	U	Bedroom		L					Above Grade:	
Kitchen:	3.07x4.87	M	Bedroom 3:	2.53x3.96	U								Lower Level:	
Family Rm:	3.61x4.33	M	Bedroom 4:		L								Below Grade:	
Den:			Bonus Rm:										Total A.G.:	175.12 1,884.99

Fireplace Y/N:	Y	F/P Fuel:	Wood	Fireplace Type:	Mantel
Heating:	Forced Air-2	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Stone, Stucco, Wood			Sec Suite Y/N:	Y 2nd Suite Permit By Seller: Y
Features:	Deck, Exterior Walls- 2"x6", Wall Unit-Built-In			Flooring:	Carpet, Ceramic Tile, Hardwood
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two			Lot Shape:	Pie Shaped Lot SqM: 628.93
Site Influences:	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby			Front Exp:	W Unit Exp:
Parking:	Double Garage Attached, Insulated			Frontage:	Depth:
Virtual Tour:				Tax Amt/Yr:	\$3,628.94 / 2017 LI/Yr: \$0 /
Brochure:				Zoning:	RF1
				Elem. School:	http://greenview.epsb.ca/
				Jr High School:	http://edithrogers.epsb.ca
				Sr High School:	http://jpercypage.epsb.ca/
				Other 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:	PAULUS & ESLYN BOLAND	Appointment:	Ksafe-Call Before Showing, Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Adam J Benke - Ph: 780-221-6106	Listing Date:	1/5/2018
Agent E-mail:	adam@teamoosterveld.com	Agent URL:	
List Office:	RE/MAX Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
List Agent 2:	Lisa J Anderson	Possession:	Possession Days: 30 Possession Notes: Negotiable
List Office 2:	The Good Real Estate Company	Co-Operating Commission:	3.5/100k & 1.5/B

Pending Date:	Sold Price:	Input Date:	1/5/2018 12:30 PM
Sold Date:	Adjustmnt Date:	Expiration	6/5/2018
Buyer Agent:	Buyer Agent 2:		
Buyer Office:	Buyer Firm 2:		