



**Edmonton**      **02 Evansdale**      **LP:** \$318,900  
**8315 145 AV NW NW**      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4107477
<b>Style:</b>	Bungalow	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	1971	<b>Bdrms Total:</b>	5
<b>Full Baths:</b>	1	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Partly Finished
<b>Tot A.G. SqFt:</b>	1,192.01	<b>Tot A.G. SqM:</b>	110.74

GREAT VALUE for this large BUNGALOW located on a QUIET STREET in EVANSDALE. This almost 1,200 sq.ft home with DOUBLE DETACHED garage is perfect for a new family. FIVE BEDROOMS total in this home (3 Upstairs and 2 in the basement). Several recent upgrades to the home include: NEW LAMINATE flooring throughout Main floor and newer carpet in the Master bedroom. COMPLETELY RENOVATED 4-pc bathroom on the main floor, and matching 2-PC ENSUITE in the Master bedroom. OPEN SPACIOUS KITCHEN has all new upgraded STAINLESS STEEL APPLIANCES. All NEW PAINT, TRIM, and DOORS throughout the main floor. Other recent upgrades include a NEW ROOF(2012), Hi-Efficiency Furnace and UPGRADED PLUMBING & ELECTRICAL. Basement is partially finished w/ 2 more bedrooms, Storage rooms and large family living area as well. All it needs is new flooring, trim a new bathroom (roughed in). You'll love the HUGE-BACKYARD giving lots of space and well a nicely sized deck for BBQ's and having out. Come view this great home today!

**Directions:**

**Virtual Tour:** [https://www.youtube.com/watch?v=r\\_-ExPEcYJo&feature=](https://www.youtube.com/watch?v=r_-ExPEcYJo&feature=)    **Brochure:** [https://www.youtube.com/watch?v=r\\_-ExPEcYJo&feature=](https://www.youtube.com/watch?v=r_-ExPEcYJo&feature=)

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		1	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>			<b>Fireplace Fuel:</b>			<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Detached						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b>			/			<b>Total A.G.:</b>	110.74	1,192.01

<b>Living Room:</b>	4.36x4.64	M	<b>Master Bedroom:</b>	3.98x3.10	M
<b>Dining Room:</b>	3.28x2.53	M	<b>Bedroom 2:</b>	2.77x3.06	M
<b>Kitchen:</b>	4.37x3.47	M	<b>Bedroom 3:</b>	2.75x3.06	M
<b>Family Room:</b>			<b>Bedroom 4:</b>		B
<b>Den:</b>			<b>Bedroom</b>		B
<b>Bonus Room:</b>					

<b>Flooring:</b>	Carpet, Ceramic Tile, Laminate Flooring	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stucco	<b>Features:</b>	Deck, See Remarks
<b>Site Influences:</b>	Back Lane, Fenced, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings    **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** jafife.epsb.ca      **Jr. High School:** dickinsfield.epsb.ca      **Sr High School:** queene.epsb.ca

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>	561.92	<b>Lot Shape:</b>	Rectangular	<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	North
<b>Taxes:</b>	\$2,710.01 2017	<b>Local Improve:</b>			