




Edmonton **09 Highlands** **LP: \$454,900**
11126 60 ST NW **SP:** 

ACTIVE

Type: Detached Single Family **Listing ID#:** [E4111228](#)
Style: Bungalow **Bdrms Above:** 2
Year Built: 1945 **Bdrms Total:** 3
Full Baths: 2 **Basement:** Full
Half Baths: 0 **Bsmnt Dev:** Fully Finished
Tot A.G. SqFt: 868.22 **Tot A.G. SqM:** 80.66

PHENOMENAL BUNGALOW on a TREE LINED street in the beautiful HIGHLANDS neighbourhood. This METICULOUSLY kept home sits on a HUGE landscaped 796m2 lot & has 2+1 bedrooms, 2 FULLY UPDATED bathrooms & 2 FULL kitchens! This CHARACTER home welcomes you with TONS of windows, BEAUTIFUL hardwood throughout and all VERY GOOD sized bedrooms. The SUNLIT kitchen contains UPGRADED countertops, to the ceiling cabinets, and TWO big windows. The basement kitchen is FULLY equipped for a potential one bedroom SUITE with a SEPARATE ENTRANCE. The MASSIVE WEST FACING backyard will give you every reason to enjoy Edmonton's GREAT summer nights! The current owners of 41 YEARS have done numerous upgrades including: kitchen renovation, bathrooms, landscaping, newer ROOF, FURNACE (2011), HWT (2015) ELECTRICAL (2007) & much, much more! STEPS AWAY from our GORGEOUS river valley, parks, golf courses, and schools!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	1	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:			Fireplace Fuel:			Lowr:		
Parking:	Double Garage Detached, Rear Drive Access						BIGd:	77.13	830.23
Garage Dim:	7.10 x 5.93		Prk Encl/Ttl:		/		Total A.G.:	80.66	868.22

Living Room:	5.71 x 3.74	M	Master Bedroom:	3.67 x 3.40	M	Laundry Room	4.93 x 2.73	B
Dining Room:		M	Bedroom 2:	3.41 x 2.75	M			
Kitchen:	4.03 x 3.18	M	Bedroom 3:	3.25 x 3.02	B			
Family Room:			Bedroom 4:					
Den:			Recreation Room	5.75 x 5.36	B			
Bonus Room:								

Flooring: Carpet, Hardwood, Non-Ceramic Tile **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Vinyl **Features:** Deck
Site Influences: Back Lane, Fenced

Goods Included: Dishwasher-Built-In, Dryer, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: mountroyal.epsb.ca **Jr. High School:** highlands.epsb.ca **Sr High School:** eastglen.epsb.ca

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

Total Lot M2: 793.89 **Lot Shape:** Rectangular **Lot Dimen:**
Frontage: **Depth:**
Conform: **Conform Yr:** **Zoning:**
Taxes: \$3,160.97 2017 **Front Expos:** East
Local Improve: