5/16/2019		D			
A REAL PROPERTY OF A REAL PROPER	Edmonton	09 Highlands		LP:	\$454,900
	11126 60 ST	NW		SP:	M
					ACTIVE
	Туре:	Detached Single Family	Listing ID#:	<u>E4111228</u>	
and the second second	Style:	Bungalow	<b>Bdrms Above:</b>	2	
	Year Built:	1945	<b>Bdrms Total:</b>	3	
	Full Baths:	2	Basement:	Full	
	Half Baths:	0	<b>Bsmnt Dev:</b>	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:									ire:				
	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc				Level	SqM	SqFt	
aths:	0	0	1	1	0	0				Main:			
nsuite Baths:		0	0	0	0	0				Uppr:			
inish Levels:	2									AbGd:			
ireplace Y/N:	Fireplace Type:					Fireplace Fuel:			Lowr:				
arking:	Double	e Garage	e Detach	ed, Rear	Drive A	ccess				BIGd:	77.13	830.23	
arage Dim:	7.10 x	5.93		Prk En	cl/Ttl:	/				Total A.G.	80.66	868.22	
iving Room:	5.71 x	3.74	М	Ма	ster Be	droom:	3.67 x 3.	.40	М	Laundry Room	4.93 x 2.	.73 B	
ining Room:			М	Be	droom 2	2:	3.41 x 2.	.75	М				
litchen:	4.03 x	3.18	М	Be	droom 3	3:	3.25 x 3.	.02	В				
amily Room:				Be	droom 4	4:							
Den:				Re	creatior	n Room	5.75 x 5	.36	В				
onus Room:													
looring:	Carpet	, Hardw	ood, No	n-Ceram	ic Tile		F	oundat	tion:	Concrete			
onstruction:	Wood I	Frame					н	leating	Type:	Forced Air-1			
							н	leat So	urce:	Natural Gas			
loof:	Asphali	t Sningle	es										
	Asphali Vinyl	t Sningle	es					eature	s:	Deck			
Roof: Exterior: Site Influences:	Vinyl Back Li	ane, Fer	nced	nver Ov	en-Micro	wave Wa	F						
exterior: Site Influences:	Vinyl Back La Dishwa	ane, Fer asher-Bu	nced Iilt-In, D	ryer, Ov frigerato	en-Micro rs-Two,	wave, Was Stoves-Tw	F sher, R o	Restrict		None Known			
xterior: ite Influences: foods Included: Varranty:	Vinyl Back Li Dishwa Windov	ane, Fer asher-Bu	nced uilt-In, D ings, Re	frigerato	rs-Two,	Stoves-Tw	F sher, R o	Restrict Goods E	ions: xcluded:	None Known	ol: eastglen.	epsb.ca	
ixterior:	Vinyl Back Li Dishwa Windov	ane, Fer asher-Bu w Cover	nced uilt-In, D ings, Re	frigerato	rs-Two,	Stoves-Tw	sher, R o G	Restrict	ions: xcluded:	None Known Sr High Schoo	<b>)I:</b> eastglen.	epsb.ca	
Exterior: Site Influences: Soods Included: Varranty: Elem School: Condo Name: Condo Fee: Floor Location:	Vinyl Back Li Dishwa Windov	ane, Fer asher-Bu w Cover	nced iilt-In, D ings, Re sb.ca H F	frigerato	rs-Two, Jr. High : mber:	Stoves-Tw	sher, R o G highlands.	Restrict	ions: xcluded:	None Known Sr High Schoo	<b>)I:</b> eastglen.	epsb.ca	
xterior: iite Influences: ioods Included: Varranty: lem School: iondo Name: iondo Fee: loor Location: alcony/Terrace:	Vinyl Back Li Dishwa Windov	ane, Fer asher-Bu w Cover	nced iilt-In, D ings, Re sb.ca H F	IOA Fee loor Nu lnit Exp	Jr. High : mber: osure:	Stoves-Tw	sher, R o highlands. C H	Restrict Goods E .epsb.ca Condo F HOA Fee .ot Shaj	ions: Excluded: Tee Incld	None Known Sr High Schoo	ol: eastglen. Lot Dimen:	epsb.ca	
Exterior: Site Influences: Soods Included: Varranty: Elem School: Condo Name: Condo Fee: Sondo Fee: Soloor Location: Salcony/Terrace: Fotal Lot M2: Fotal Lot M2: Fortage:	Vinyl Back Li Dishwa Window	ane, Fer asher-Bu w Cover	nced iilt-In, D ings, Re sb.ca H F	IOA Fee loor Nu lnit Exp	Jr. High : mber: osure: Depth:	Stoves-Tw	sher, R o highlands. C H	Restrict Goods E cepsb.ca Condo F HOA Fee Lot Shap Zoning:	ions: Excluded: Tee Incld: Pe:	None Known Sr High Schoo		epsb.ca	
Exterior: Site Influences: Goods Included: Warranty: Elem School:	Vinyl Back Li Dishwa Windov mountr	ane, Fer asher-Bu w Cover	nced nilt-In, D ings, Re sb.ca F U	IOA Fee loor Nu lnit Exp	Jr. High : mber: osure:	Stoves-Tw	sher, R o highlands. C H Li Z F	Restrict Goods E .epsb.ca Condo F HOA Fee Lot Shaj Coning: Front Ex	ions: Excluded: Tee Incld: Pe:	None Known Sr High Schoo		epsb.ca	