



Edmonton **35 Kernohan** **LP:** \$309,900
 2403 133A AV NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4112229
Style:	Bi-Level	Bdrms Above:	3
Year Built:	1979	Bdrms Total:	4
Full Baths:	2	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,092.01	Tot A.G. SqM:	101.45

STEPS from the RIVER VALLEY sits this amazing 4 bedroom 2 bathroom bi-level. Spacious open kitchen with a good sized dining area, HUGE living room, 3 good sized bedrooms with a 3pc ensuite on the master and another 4 pc bathroom finish off the upstairs. Down stairs features a large open rec room with a WOOD BURNING FIREPLACE with a tyndall stone backsplash and mantle. One more bedroom, laundry room and storage room finish off the basement. Backyard features a covered patio, room for a fireplace and a detached 24x26 insulated garage. Other notable features include new shingles, hot water tank and furnace done in 2007 newer heavy duty washer and dryer, and steps from beautiful walking trails and an off leash park.

Directions:

Virtual Tour: <https://youtu.be/B65zd4GrCfw>

Brochure: <https://youtu.be/B65zd4GrCfw>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Double Garage Detached, Insulated						BIGd:		
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	101.45	1,092.01

Living Room:	M	Master Bedroom:	M
Dining Room:	M	Bedroom 2:	M
Kitchen:	M	Bedroom 3:	M
Family Room:	L	Bedroom 4:	L
Den:	L		
Bonus Room:			

Flooring:	Carpet, Laminate Flooring, Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Deck
Site Influences:	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: belmont.epsb.ca **Jr. High School:** johndbracco.epsb.ca **Sr High School:** eastglen.epsb.ca

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

Total Lot M2:	558.38	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	East
Taxes:	\$2,820.62 2017			Local Improve:	