

RESIDENTIAL

7516 130 AV NW

ACTIVE

LP: \$279,900



Property Class: Single Family
Area: Edmonton
Community: Balwin
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 4422MC **Blk:** 11 **Lot:** 31 **Unit:** **UF:**
Linc #: 0017766197
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4114647
Postal Code: T5C 1Y2
Zone: Zone 02
Year Built: 1962
Ownership: PRIV
Conform:
Restrictions: N-KNW



For Showings, please contact Team Oosterveld @ 587-269-3333 (LANDLINE - No Texting)

SINGLE OWNER, newer triple pane windows, newer SINGLES, this property is well cared for and backing onto a BEAUTIFUL PARK. 3 bedroom, 2 bathroom classic BUNGALOW with a large OVER-SIZED single car garage. The kitchen is OPEN CONCEPT with a fantastic eat up bar, tons of counter space and storage. The SEPERATE dining room is perfect for a large table. The basement is FINISHED with a large laundry room, full bathroom and ANOTHER BEDROOM. Walking distance to tennis courts , skating rink and Community Center. Truly a SOLID HOME with tons of potential but perfect for right now!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2		
Baths:	0	0	1	1	0	0	Ensuite Bath:	0	0	0	0	0		Level:	SqM:	SqFt:
Addl Rms:	0						Bdrms Above:	3					Total Bdrms:	4		
Living Rm:	4.99x3.59		M				Master Bdrm:	3.11x3.97	M					Upper:		
Dining Rm:	2.49x3.96		M				Bedroom 2:	2.47x3.45	M					Above Grade:		
Kitchen:	2.32x3.96		M				Bedroom 3:	2.67x2.82	M					Lower Level:		
Family Rm:							Bedroom 4:		B					Below Grade:		
Den:							Bonus Rm:							Total A.G.:	99.40	1,069.94

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Source: Natural Gas		Roof Type:	Asphalt Shingles
Construction	Wood Frame	Foundation: Concrete		Basement:	Full / Fully Finished
Exterior:	Stucco	Sec Suite Y/N: N 2nd Suite Permit By Seller:			
Features:	Deck	Flooring: Carpet, Linoleum			
Goods Excluded:					
Goods Included: Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings					
Site Influences:	Fenced	Lot Shape: Rectangular Lot SqM: 546.05			
		Front Exp: S Unit Exp:			
		Frontage: Depth:			
		Tax Amt/Yr: \$2,510.05 / 2017 LI/Yr: /			
		Zoning:			
		Elem. School: princeton.epsb.ca			
		Jr High School: balwin.epsb.ca			
		Sr High School: melazerte.epsb.ca			
		Other School:			
Parking:	Over Sized, Rear Drive Access, Single Garage Detached				
Virtual Tour:	https://youtu.be/WDzTcDryBNY				
Brochure:	https://youtu.be/WDzTcDryBNY				

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:	Reinhard Hartwig	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	6/5/2018
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Office:	RE/MAX Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
List Agent 2:		Possession:	Possession Days: 15 Possession Notes:
List Office 2:		Co-Operating Commission:	3.5/100K & 1.5/B

Pending Date:		Sold Price:		Input Date:	6/5/2018 12:18 PM
Sold Date:		Adjustmnt Date:		Expiration	10/5/2018
Buyer Agent:		Buyer Agent 2:			
Buyer Office:		Buyer Firm 2:			

06/05/2018

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0