Residential LP: \$ 249,900 A



Status: Α MLS#: Area: Edmonton **Postal Code:** Community: Balwin 102000 Linc #:

Style: Type: Residential Detached Single Family Bungalow Zone: Zone 02 New Home on Old Lot: Remod:

Year Built: 1957 Finish Lvls:

Mortgage: Cash Down: Due: Rate: \$ 0

Payments: Lender:

Blk/UF: Legal Plan: Lot/Unit:

Brochure:

Virtual Tour:

06/25/12

8:52 AM

Prop Class: Single Family
Look no more! This raised bungalow home offers 3 bedrooms, bright living room, and eat in kitchen. This Fully Finished in-law Basement Suite comes with TWO SEPARATE ENTRANCE'S. HUGE Windows, Large Bedroom, a kitchen, 3 piece bathroom, and a large living room. Seperate Laundry Room. This House is on a Large Lot and has a Double Detached Garage. Upgrades include: windows, exterior stucco, furnace, hot water tank, 100 AMP electrical, eavestrough, plumbing and upgraded attic insulation, laminate flooring upstairs and downstairs. Just minutes to the Yellow Head Trail, Anthony Henday, and 82 Street, 66 Street. Close to all amenities. Great revenue property or mortgage hepler.

Family Room: Bedrm 4: Bedrm 4: Bedrm 4: Total A.G.: 80.0 861.15	Vii caai ToaiT	Stotiate												
Baths: 0										tions:				
Bdrms Abv. 2 Total Bdrms: 3		0		-	_	-	-			255				
Fine FP/Rgh-In:			_	_	_	_	0	•						
Parking:								_						
Living Room: Master Bedrm: M														
Living Room: Master Bedrm: M	Parking:	Double Garage Detached						Garage:	Yes				SqFt	
Dining Room: Bedrm 2: M	Livina Room:								M					
Kitchen: Bedrm 3: Bedrm 4: Bedrm 5: Bedrm 6: Total A.G.: 80.0 861.12											* *			
Family Room Den: Bedrm 4: Bedrw Grd: Total A.G.: 80.0 861.12	Kitchen:													
Den: Total A.G.: 80.0 861.12	Family Room:								ь					
Flooring: Laminate Flooring Roof Type: Asphalt Shingles Foundation: Concrete Fireplace: Stucco Construction: Wood Frame Heating Type: Forced Air-1 Basement: Full Basement: Full Samt Dev: Suite Heat Fuel: Natural Gas Goods Incl: DRYER, REFRG, REFR2, STVS2, STVEL, WASHR Site Infl: LANE, PLAY, POOLP, PRIV, SHOP, SCHLS, TRANS Lot Shape: Rectangular Front Exp: West Fring X Dpth: Zoning/Land Use: Conform: Tax Amt/Yr: \$1,600 / 2011 LI: Restrictions: N-KNW Warranty: Condo: HOA: Prix Englished Size: Registered Size: Registered Size: Registered Size: Seller: Apprix Apprix Appointment Ph: List Date: 06/22/12 List Realtor: List Realtor Email: List Realtor: Possession:/15day/nego Exclusion: N-Explication: Sold Date: Sold Date: Sold Price: Dom: Sold: Expiry Date: Sell Firm 2: Sell Firm	Den:				Dec	4.						80 O	861 13	
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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

RES Agent Detail View