

1 / 13



Status:	A	MLS#:	
Area:	Edmonton	Postal Code:	
Community:	Balwin 102000	Linc #:	
Style:	Bungalow	Type:	Residential Detached Single Family
Zone:	Zone 02	New Home on Old Lot:	Remod:
Year Built:	1957	Finish Lvl:	2
Mortgage:	\$ 0	Cash Down:	
Payments:		Lender:	
Legal Plan:		Blk/UF:	Lot/Unit:

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.

Virtual Tour:**Brochure:**

1Pc **2Pc** **3Pc** **4Pc** **5Pc** **6Pc**

Baths: 0 0 1 1 0 0

Ensuite Bth: 0 0 0 0 0 0

Bdrms Abv: 2 Total Bdrms: 3 **Add Rms:**

Fin FP/Rgh-In: **Fpl Fuel:**

Parking: Double Garage Detached

Elem School:**Jr/Mid Schl:****High Schl:****Other Schl:****Garage:** Yes**Directions:****Schl Bus:** N**Level** **Mtr2** **SqFt****Main Lvl:****Upper:****Above Grd:****Lower Lvl:****Below Grd:****Total A.G.:** 80.0 861.12**Flooring:** Laminate Flooring**Foundation:** Concrete**Exterior:** Stucco**Heating Type:** Forced Air-1**Features:****Roof Type:** Asphalt Shingles**Fireplace:****Construction:** Wood Frame**Basement:** Full**Bsmt Dev:** Suite**Heat Fuel:** Natural Gas**Goods Excluded:****Goods Incl:** DRYER, REFRG, REFR2, STVS2, STVEL, WASHR**Site Infl:** LANE, PLAY, POOLP, PRIV, SHOP, SCHLS, TRANS**Lot Shape:** Rectangular**Front Exp:** West**Frntg X Dpth:****Zoning/Land Use:****Conform:****Tax Amt/Yr :** \$ 1,600 / 2011 **LI:****Warranty:****Restrictions:** N-KNW**Condo Name:****Ownership:** PRIV**Condo:****HOA:****Prk Encl/Unit/Type:** 2**Incl:****Prk Plan Desc:****Registered Size:****Seller:****Appt:** APPT**List Realtor:****Appointment Ph:****List Date:** 06/22/12**List Realtor Email:****List Realtor Web:****List Firm:****Occupancy:****List Realtor2:****Possession:** /15day/nego**Exclusion:** N**List Firm2:****Comm:****SRR:** N**Pend Date:****Sold Date:****Sold Price:****DOM:** 3 days**Entered:** 06/22/12**Sold Term:****Disc:****Expiry Date:****Sell Firm:****Sell Firm 2:****Sell Agent:****Sell Agent 2:**