



Edmonton **28 Mayliewan** **LP: \$314,900**
 #19 16224 73 ST NW **SP:** M

ACTIVE

Type:	Half Duplex	Listing ID#:	E4186186
Style:	Bungalow	Bdrms Above:	2
Year Built:	2005	Bdrms Total:	2
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,073.92	Tot A.G. SqM:	99.77

Welcome to Cherrywood Lane! This half-duplex backs onto greenspace in a quiet 45+ complex that offers a low-maintenance lifestyle free of lawncare and snow removal. Step into the open concept living space, with upgrades and custom finishes throughout. The sunny living room includes a cozy fireplace, laminate flooring, custom built-in shelving and a view of the greenspace behind the home. The adjacent kitchen offers a smart layout, stainless appliances, modern finishes and a spacious island, while the dining room has space for family gatherings and direct access to a large deck and mature outdoor space. The main floor also offers a comfortable master suite with a walk-in closet and full ensuite, plus a second bedroom, half bath and access to the attached double garage. The finished basement includes an enormous family room with space for a future third bedroom, plus a full bath and a smartly configured workshop with built-in dust collection. This home has been finished and maintained with care and skill.

Directions:

Virtual Tour: <https://youtu.be/63rIiexxXEY>

Brochure: <http://www.19-16224-73st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y		Fireplace Type: Tile Surround			Fireplace Fuel: Gas	Lowr:		
Parking:	Double Garage Attached								
Garage Dim:				Prk Encl/Ttl:	2 / 2		Total A.G.:	99.77	1,073.92

Living Room:	5.10x3.65	M	Master Bedroom:	5.22x3.41	M
Dining Room:	2.79x2.68	M	Bedroom 2:	4.46x2.57	M
Kitchen:	4.04x2.67	M	Bedroom 3:		
Family Room:	9.59x4.70	B	Bedroom 4:		
Den:			Workshop	4.44x3.73	B
Bonus Room:					

Flooring:	Ceramic Tile, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Brick, Vinyl	Features:	Deck, No Smoking Home, Parking-Visitor
Site Influences:	Backs Onto Park/Trees, Low Maintenance Landscape, Park/Reserve, Public Transportation, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, See Remarks

Restrictions: Adult Living

Goods Excluded:

Warranty:

Elem School: Florence Hallock School **Jr. High School:** Florence Hallock School **Sr High School:** M.E. Lazerte School

Condo Name:	Cherrywood Lane	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Reserve Fund Contribution, See Remarks
Condo Fee:	\$309.00	HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	SW
		HOA Fee Incl:	

Total Lot M2:	619.90	Lot Shape:	Pie Shaped	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	Southwest
Taxes:	\$2,701.46 2019	Local Improve:			