



**Edmonton**      **55 Macewan**      **LP:** \$228,500  
 #428 612 111 ST SW      **SP:** M

**ACTIVE**

<b>Type:</b>	Lowrise Apartment	<b>Listing ID#:</b>	E4183518
<b>Style:</b>	Single Level Apartment	<b>Bdrms Above:</b>	1
<b>Year Built:</b>	2004	<b>Bdrms Total:</b>	1
<b>Full Baths:</b>	2	<b>Basement:</b>	None
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	No Basement
<b>Tot A.G. SqFt:</b>	887.71	<b>Tot A.G. SqM:</b>	82.47

Step into 15' CATHEDRAL CEILINGS in this unique 1bdrm+den suite at Heritage Valley Estates. The naturally lit living room is a comfortable space to relax with incredible FOREST VIEW from the TOP FLOOR. Your kitchen features upgraded cabinets, modern appliances & ample cupboard space. The master suite has 4pc ENSUITE with tub/shower & a walk in closet. A 3pc guest bathroom includes a WALK IN SHOWER. Relax on your large COVERED BALCONY with gas connection. Convenience of IN SUITE LAUNDRY, STORAGE RM & 2 doors from elevator. Your low maintenance lifestyle includes an UNDERGROUND HEATED PARKING stall with cinder block secured STORAGE. Appreciate living in this friendly & active 55+ building with amenities such as large social room with dance floor, indoor pool, fitness room, games area, well equipped workshop, car wash, library, craft room & guest room on each floor. Located near 111 street & Ellerslie Road you can walk to Grocery, Pharmacy, Medical Centre, Banks, Bus, Tim Hortons & Chartwell Heritage Valley.

**Directions:**

**Virtual Tour:** <https://youtu.be/RGzVdZ34Oqs>      **Brochure:** <http://www.428-612-111st-SW.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	0	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	1	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	N		<b>Fireplace Type:</b>		<b>Fireplace Fuel:</b>		<b>Lowr:</b>		
<b>Parking:</b>	Heated, Parkade, Underground						<b>BlGd:</b>		
<b>Garage Dim:</b>			<b>Prk Encl/Ttl:</b>		1 / 1		<b>Total A.G.:</b>	82.47	887.71

<b>Living Room:</b>	4.57x3.81	M	<b>Master Bedroom:</b>	4.27x3.66	M
<b>Dining Room:</b>		M	<b>Bedroom 2:</b>		
<b>Kitchen:</b>	4.57x3.05	M	<b>Bedroom 3:</b>		
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>	3.05x2.44	M	<b>Laundry Room</b>		M
<b>Bonus Room:</b>					

<b>Flooring:</b>	Carpet, Linoleum	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Hot Water
<b>Roof:</b>	Concrete Tiles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stone, Stucco	<b>Features:</b>	Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Hot Tub, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Storage-Locker Room, Vaulted Ceiling, Workshop
<b>Site Influences:</b>	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Public Transportation, Shopping Nearby		

**Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Restrictions:** Adult Living, No pets allowed

**Goods Excluded:**

**Warranty:**

**Elem School:** Roberta MacAdams School      **Jr. High School:** DS MacKenzie School      **Sr High School:** Hairy Ainlay School

<b>Condo Name:</b>	Heritage Valley Estates	<b>Condo Fee Incl:</b>	Amenities w/Condo, Electricity, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve
<b>Condo Fee:</b>	\$524.79	<b>HOA Fee:</b>	
<b>Floor Location:</b>	Top	<b>Floor Number:</b>	4
<b>Balcony/Terrace</b>	Yes	<b>Unit Exposure:</b>	N
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>		<b>Lot Shape:</b>		<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	DC2
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	South
<b>Taxes:</b>	\$1,997.72 2019			<b>Local Improve:</b>	