



Edmonton **12 Oliver** **LP: \$164,900**
 #404 10015 119 ST NW **SP:** M

ACTIVE

Type:	Apartment High Rise	Listing ID#:	E4220729
Style:	Single Level Apartment	Bdrms Above:	2
Year Built:	1971	Bdrms Total:	2
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	971.77	Tot A.G. SqM:	90.28

Just steps to Victoria Promenade and with views of the river valley, this classic 2-bedroom end unit has a very sunny SE exposure. Located in Oliver, Canterbury Place was built as a condo complex in 1971 and has long-term owners. A well-managed and well-maintained complex with only 40 units in the building. The condo is bright with large upgraded windows, newer carpet in the large L-shaped living/dining room and parquet flooring in the kitchen and hallway. The master bedroom is massive with double closets, and the second bedroom is also a great size. In-suite storage, a covered parking stall and there's laundry on each floor which is free – cost is included in your condo fees, as is electricity. A very walkable location close to the coffee houses, shops and restaurants on Jasper Avenue and yet just steps to public transit. Walking distance to the Brewery and Arts Districts. Pets allowed with board approval. ***Main photo has been virtually staged***

Directions:

Virtual Tour: <https://vimeo.com/427529637> **Brochure:** <http://www.404-10015-119st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Single Carport, Stall						BIGd:		
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	90.28	971.77

Living Room:	M	Primary Bedroom:	4.30x3.95	M
Dining Room:	M	Bedroom 2:	3.55x3.46	M
Kitchen:	M	Bedroom 3:		
Family Room:		Bedroom 4:		
Den:				
Bonus Room:				

Flooring:	Carpet, Parquet, Slate	Foundation:	Concrete
Construction:	Concrete	Heating Type:	Baseboard
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Concrete	Features:	Laundry-Same Floor, No Animal Home, No Smoking Home, Security Door
Site Influences:	Golf Nearby, Park/Reserve, Public Transportation, River Valley View, Shopping Nearby, View City		

Goods Included: Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric **Restrictions:** Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Canterbury Place	Condo Fee Incl:	Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution,
Condo Fee:	\$586.23	HOA Fee:	
Floor Location:	Other	Floor Number:	4
Balcony/Terrace	Yes	Unit Exposure:	S
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	West
Taxes:	\$1,970.48 2019			Local Improve:	