



Edmonton 12 Oliver
#404 10015 119 ST NW

LP: \$174,900

SP:



ACTIVE

List ID #: E4239772 **Type:** Apartment High Rise
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 1971
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 1 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 971.77 **Total Flr (M):** 90.28

Just steps to Victoria Promenade and with views of the river valley, this classic 2-bedroom end unit has a very sunny Southeast 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 has brand new vinyl plank flooring throughout and upgraded windows. The master bedroom is massive with double closets, and the second bedroom is also a great size. This unit comes with one of the few covered parking stalls, has in-suite storage, and for convenience there's laundry on each floor which is free – cost included in your condo fees along with electricity, heat and water. A very walkable location close to the coffeehouses, shops and restaurants on Jasper Avenue and just steps to public transit. Walking distance to the Brewery and Arts Districts. Pets allowed with board approval! A beautiful location in Oliver! ***Main photo has been virtually staged***

Directions:

Virtual Tour: <https://vimeo.com/427529637>

Brochure: <http://www.404-10015-119st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	15 negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		0	0	0	0	0			Upper:		
Add Rms:	0	Finished Lvl:			1		Garage Dim:		AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:		Lowr:		
Fpl Type:							Jr High Schl:		BIGd:		
Parking:	Stall, See Remarks						High Schl:		Total A.G.	90.28	971.77

Living Rm:	M	Master Bdrm:	4.30x4.00	M
Dining Rm:	M	Bedrm 2:	3.55x3.46	M
Kitchen:	M	Bedrm 3:		
Family Rm:		Bedrm 4:		
Den:				
Bonus Rm				

Flooring: Ceramic Tile, Vinyl Plank **Foundation:** Concrete
Construct: Concrete **Heat Type:** Baseboard
Roof: Tar & Gravel **Heat Fuel:**
Exterior: Concrete **Remodel:**
Site Infl: Golf Nearby, Public Transportation, River Valley **Amen/Features:** Laundry-Same Floor, No Smoking Home, Parking-Plug-Ins, Security Door, Storage-In-Suite
 View, Shopping Nearby, View City, View Downtown

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

Warranty:

Front Expos: West

Prop Class: Condo

Condo Name: Canterbury Place

Prk Encl/TTL: / /

Goods Excl:

Condo/HOA: **Condo:** \$586.23 **HOA:**

Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Utilities

Lot Sq (M): **Lot Dimen:**
Frontage (M): **Lot Shape:**
Depth (M): **Zoning:**
Conform: /Yr: **Front Expos:** West
Taxes: \$1,970.48 **Tax Yr:** 2019 **Local Improv:** /Yr: