



Edmonton **07 Westmount** **LP: \$185,000**
 #222 10407 122 ST NW **SP:** 

ACTIVE

Type:	Lowrise Apartment	Listing ID#:	E4212848
Style:	Single Level Apartment	Bdrms Above:	1
Year Built:	2003	Bdrms Total:	1
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	688.25	Tot A.G. SqM:	63.94

Check out this one-bedroom condo with underground parking & in-suite laundry! Such a great location between Oliver and Westmount, your new condo is steps from the grocery store and everything else the Brewery District has to offer, as well as Oliver Square, river valley trails, 124th Street shops and restaurants, Grant MacEwan and so much more! The eat-in kitchen provides plenty of cabinet space with room for an island/table, the bedroom is quietly nestled in the centre with beautiful French doors, and the bright living room steps onto your very private balcony with gas-line for a BBQ. The full bathroom has a large storage cabinet and laundry area. This affordable condo is an excellent property that can help you start your journey into home ownership, an investment property or even downsizing for retirement with little maintenance required. This unit is currently rented for \$1050/mo plus utilities!

Directions:

Virtual Tour: <https://youtu.be/FAyvevFRy4M> **Brochure:** <http://www.222-10407-122st.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:	N						Lowr:		
Fireplace Type:							BIGd:		
Fireplace Fuel:							Total A.G.:	63.94	688.25
Parking:	Heated, Single Indoor, Underground								
Garage Dim:									
	Prk Encl/Ttl: 1 /								

Living Room:	M	Master Bedroom:	M
Dining Room:		Bedroom 2:	
Kitchen:	M	Bedroom 3:	
Family Room:		Bedroom 4:	
Den:		Laundry Room	M
Bonus Room:			

Flooring:	Carpet, Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	Air Conditioner, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio
Site Influences:	Golf Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks		

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

Goods Excluded:

Warranty:

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

Condo Name:	Glenora Gates	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities
Condo Fee:	\$309.00	HOA Fee:	
Floor Location:	Other	Floor Number:	2
Balcony/Terrace	Yes	Unit Exposure:	W
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:		Lot Dimen:	
Frontage:		Zoning:			
Conform:		Front Expos:	West		
Taxes:	\$1,543.68 2019	Local Improve:			