



Edmonton
10948 68 AV NW

15 Parkallen_EDMO

LP: \$625,000

SP:



ACTIVE

Type: Detached Single Family
Style: 1 and Half Storey
Year Built: 1951
Full Baths: 2
Half Baths: 1
Tot A.G. SqFt: 1,382.31

Listing ID#: E4191273
Bdrms Above: 4
Bdrms Total: 5
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 128.42

Brand new garage suite! Built by Honomobo with shipping container construction and completed in 2017, this structure provides a fully contained one-bedroom suite with floor to ceiling windows, plus an oversized double garage with room for storage or a shop area. The original house is ready for your family to move in and enjoy! Hardwood floors and a curved plaster fireplace create a home of character, while the modern white and stainless steel kitchen and upgraded main bath provide the convenience you desire. The living and dining rooms in this home are generous in size, ideal for family gatherings and get togethers with friends. 2 bedrooms up, 1 on the main and another in the finished basement give you lots of space. Also in the basement are a spacious family room and another bath! The ideal location near the U of A, schools, shopping, bus routes and the LRT will add ease to your lifestyle. And with the garage suite as a bonus, it would be hard to find a better place to call home! **BONUS:** All new windows!

Directions:

Virtual Tour: <https://youtu.be/yPpgxB5QaXI>

Brochure: <http://www.10948-68ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	1	0	2	0	0
Ensuite Baths:		0	0	0	0	0
Finish Levels:	3					
Fireplace Y/N:	Y					
Fireplace Type:	Mantel					
Fireplace Fuel:	Electric					
Parking:	Double Garage Detached, See Remarks					
Garage Dim:	23 x 20		Prk Encl/Ttl: 2 / 4			

	Level	SqM	SqFt
Main:		78.62	846.27
Uppr:		49.80	536.05
AbGd:			
Lowr:			
BIGd:		66.89	720.00
Total A.G.:		128.42	1,382.31

Living Room:	5.49x3.66	M	Master Bedroom:	4.27x3.96	U	Second Kitchen	3.66x2.74	A
Dining Room:	3.66x2.74	M	Bedroom 2:	3.96x3.05	U	Second Living Room	4.57x3.66	A
Kitchen:	4.57x2.13	M	Bedroom 3:	3.96x3.05	M	Laundry Room	3.66x2.13	B
Family Room:	6.40x3.66	B	Bedroom 4:	3.66x2.74	B	Laundry Room	1.52x1.22	A
Den:			Bedroom	2.74x2.74	A			
Bonus Room:								

Flooring: Carpet, Hardwood, Linoleum
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stucco
Site Influences: Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks

Foundation: Concrete
Heating Type: Forced Air-2
Heat Source: Natural Gas
Features: Deck, No Smoking Home, Vinyl Windows, See Remarks

Goods Included: Microwave Hood Fan, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Stove-Countertop Inductn
Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: Parkallen
Jr. High School: McKernan
Sr High School: Harry Ainley

Condo Name:		Condo Fee Incld:
Condo Fee:		
Floor Location:	HOA Fee:	
Balcony/Terrace	Floor Number:	
	Unit Exposure:	HOA Fee Incl:

Total Lot M2: 504.07
Frontage: 12.20
Conform:
Taxes: \$3,891.03 2019

Depth: 30.70
Conform Yr:

Lot Shape: Rectangular
Zoning:
Front Expos: South
Local Improve:

Lot Dimen: 16.8x28.1x6.5