



Edmonton **20 Thorncliffe_EDMO** **LP:** \$209,800
853 ERIN PL NW **SP:** M

ACTIVE

Type:	Townhouse	Listing ID#:	E4191935
Style:	2 Storey	Bdrms Above:	3
Year Built:	1976	Bdrms Total:	3
Full Baths:	1	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,048.95	Tot A.G. SqM:	97.45

Immaculate 3 bdrm, 1.5 bath townhouse with finished basement - fresh, clean & ready for your family! Erin Place is a quiet, well-run complex in a walkable neighbourhood. As soon as you step through the front door, you'll see it's not your standard townhome plan. It is flooded with natural light throughout with each room featuring oversized vinyl windows. There is a huge livingroom & dining room with laminate flooring, and a newer kitchen with solid maple shaker-style cabinets with handy pantry unit, soft closers and lots of counter space. Upstairs you'll find a large master bedroom, a second and third ample bedroom, and an upgraded 4-piece bath with tile floor. There's a half bath on the way down to the finished basement, that has a huge family room with large window above grade, and a finished den. Brand new carpet and fresh paint! Great mechanicals, modern cordless blinds, energized parking just steps away, a sweet low-maintenance yard. This impeccably cared for home is ready for you and your family!

Directions:

Virtual Tour: <https://youtu.be/EmqJIkANG7M>

Brochure: <http://www.853-ErinPlace.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:	48.57	522.81
Ensuite Baths:		0	0	0	0	0	Uppr:	48.88	526.14
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Stall						BIGd:		
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	97.45	1,048.95

Living Room:	3.96x3.66	M	Master Bedroom:	4.88x3.05	U
Dining Room:	3.35x2.44	M	Bedroom 2:	3.05x2.44	U
Kitchen:	3.35x2.44	M	Bedroom 3:	3.05x2.44	U
Family Room:	3.35x2.74	L	Bedroom 4:		
Den:	3.66x3.35	L			
Bonus Room:					

Flooring:	Carpet, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stucco, Vinyl	Features:	No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Site Influences:	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer

Restrictions: None Known

Goods Excluded:

Warranty:

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

Condo Name:	Erin Place	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Reserve Fund Contribution, Self Managed
Condo Fee:	\$315.00	HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace:		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	264.14	Lot Shape:	Lot Dimen:
Frontage:		Zoning:	
Conform:		Front Expos:	North
Taxes:	\$1,961.39 2019	Local Improve:	