



Edmonton **02 York** **LP:** \$155,000
117 VILLAGE ON THE GREEN NW **SP:** M

ACTIVE

Type: Townhouse **Listing ID#:** E4218018
Style: 2 Storey **Bdrms Above:** 3
Year Built: 1968 **Bdrms Total:** 3
Full Baths: 1 **Basement:** Full
Half Baths: 1 **Bsmnt Dev:** Fully Finished
Tot A.G. SqFt: 1,285.98 **Tot A.G. SqM:** 119.47

This very well kept 1286 sq.ft, 3 bedroom, 1.5 bathroom town home is just what you have been looking for! As you walk through you will see features such a fresh paint throughout, a large galley kitchen with main floor laundry that leads into your spacious living room with a beautiful wood accented ceiling. Upstairs you will find new vinyl plank flooring throughout, a large owner's suite with not one but TWO closets, and 1 of them is a walk-in! Down the hall leads you to 4-piece bathroom as well as 2 generously sized spare bedrooms. In the basement you will experience brand new carpet with a cozy family room, lots of storage space, as well as a potential office or even play room for the kids! Outside your fenced yard you will find TWO covered parking stalls which is perfect for those snowy days. Enjoy Londonderry Mall which is located steps away as well as many more amenities. This move in ready home is perfect for a first-time home buyer, investor, or a family looking for a new place to call home.

Directions:

Virtual Tour: <https://vimeo.com/468327887> **Brochure:** <http://www.117-VillageOnTheGreen.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:	59.73	642.93
Ensuite Baths:		0	0	0	0	0	Uppr:	59.73	642.93
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Double Carport, Stall, See Remarks						Fireplace Fuel:		
Garage Dim:	Prk Encl/Ttl: / 2						BiGd:	35.77	385.03
							Total A.G.:	119.47	1,285.98

Living Room:	3.83 x 4.51	M	Primary Bedroom:	5.26 x 3.64	U	Laundry Room	1.42 x 0.81	M
Dining Room:	5.11 x 2.81	M	Bedroom 2:	2.96 x 2.76	U			
Kitchen:	2.22 x 2.69	M	Bedroom 3:	2.80 x 3.79	U			
Family Room:	5.77 x 6.24	B	Bedroom 4:					
Den:			Hobby Room	2.46 x 3.43	B			
Bonus Room:								

Flooring: Carpet, Parquet, Vinyl Plank **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Forced Air-1
Roof: Tar & Gravel **Heat Source:** Natural Gas
Exterior: Vinyl **Features:** Air Conditioner, No Smoking Home, Parking-Visitor, Party Room
Site Influences: Fenced, Landscaped, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Goods Included: Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings **Restrictions:** Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: York Elementary School K-6 **Jr. High School:** Steele Heights School 7-9 **Sr High School:** M.E. Lazerte 10-12

Condo Name:	Village On The Green	Condo Fee Incld:	Amenities w/Condo, Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution,
Condo Fee:	\$474.92	HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2: 199.97 **Lot Shape:** **Lot Dimen:**
Frontage: **Depth:** **Zoning:**
Conform: **Conform Yr:** **Front Expos:** South
Taxes: \$1,466.50 2019 **Local Improve:**