



Edmonton **15 Parkallen (Edmonton)** **LP:** \$209,900
 #305 6720 112 ST NW **SP:** M

ACTIVE

Type:	Lowrise Apartment	Listing ID#:	E4218163
Style:	Single Level Apartment	Bdrms Above:	1
Year Built:	2010	Bdrms Total:	1
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	482.01	Tot A.G. SqM:	44.78

STYLISH, TOP-FLOOR CORNER UNIT in newer low-rise building nestled in the desirable, quiet and mature, tree-lined neighbourhood of Parkallen. This functionally designed one bedroom unit features 9 ft. ceilings, an open-concept living room, dining room and kitchen with large west-facing windows and larger covered west-facing balcony equipped with gas line for BBQ. This home also boasts upgraded hardwood flooring, in-suite laundry, and a utility/storage room. The energized parking stall is right outside the front door. Parkallen is a well-established neighbourhood and vibrant community with an active community league, a community garden and a local organic bakery. A 10 min walk or 5 min bus ride to South Campus LRT station, this location offers a quick commute to the U of A and associated hospitals, nearby shopping, and is in close proximity to Fox Drive and the Whitemud. This home is perfectly situated and move-in ready.

Directions:

Virtual Tour: <https://vimeo.com/469006334> **Brochure:** <http://www.305-6720-112st.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:	44.78	482.01
Fireplace Y/N:							Lowr:		
Fireplace Type:							BIGd:		
Fireplace Fuel:							Total A.G.:	44.78	482.01
Parking:	Stall								
Garage Dim:				Prk Encl/Ttl:	/				

Living Room:	2.97 x 3.51	M	Primary Bedroom:	2.48 x 2.72	M
Dining Room:	2.63 x 2.17	M	Bedroom 2:		
Kitchen:	2.40 x 2.68	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:			Laundry Room	0.94 x 1.01	M
Bonus Room:					

Flooring:	Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	EPDM Membrane	Heat Source:	Natural Gas
Exterior:	Composition, Stone	Features:	Ceiling 9 ft., Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Site Influences:	Landscaped, Public Transportation, Shopping Nearby, Treed Lot		

Goods Included: Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Restrictions: Pet Restrict/Board Approv

Goods Excluded:

Warranty:

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

Condo Name:	Parkallen Pointe	Condo Fee Incl:	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities
Condo Fee:	\$301.24	HOA Fee:	
Floor Location:	Top	Floor Number:	3
Balcony/Terrace:	Yes	Unit Exposure:	W
		HOA Fee Incl:	

Total Lot M2:	55.98	Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	North
Taxes:	\$1,641.30 2020			Local Improve:	