



Edmonton **06 Montrose (Edmonton)** **LP: \$74,900**
 #201 12036 66 ST NW **SP:** M

ACTIVE

Type:	Lowrise Apartment	Listing ID#:	E4219420
Style:	Single Level Apartment	Bdrms Above:	1
Year Built:	1979	Bdrms Total:	1
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	646.92	Tot A.G. SqM:	60.10

Welcome to Arbor Green. This well maintained and freshly painted one bedroom condo is perfect for a first time home buyer or an investor! As you enter the unit, the galley kitchen opens to the left with everything you need to prepare your meals. The dining room is through the kitchen and has room for a proper table and six chairs. The living room is spacious and has patio doors that open to the west facing balcony. Down the hall you will find the large master bedroom as well as a 4-piece bathroom and a large storage room. Everything you need! The building is close to public transit and is only a few minutes away from the Yellowhead for easy commuting. Come take a look! ***The main photo has been virtually staged.***

Directions:

Virtual Tour: <https://vimeo.com/473480674>

Brochure: <http://www.201-12036-66st.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:	3						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Stall						BIGd:		
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	60.10	646.92

Living Room:	4.64x4.10	M	Primary Bedroom:	4.23x4.14	M
Dining Room:	2.47x2.47	M	Bedroom 2:		
Kitchen:	2.35x2.30	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Laminate Flooring, Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Baseboard
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stucco, Vinyl	Features:	Laundry-Same Floor
Site Influences:	Public Transportation, Schools		

Goods Included: Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric **Restrictions:** None Known

Goods Excluded:

Warranty:

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

Condo Name:	Arbor Green_Montrose	Condo Fee Incl:	Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer
Condo Fee:	\$434.67	HOA Fee:	
Floor Location:	Other	Floor Number:	2
Balcony/Terrace:	Yes	Unit Exposure:	W
		HOA Fee Incl:	

Total Lot M2:	93.44	Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	East
Taxes:	\$610.82 2020			Local Improve:	