



**Edmonton**      **29 Sakaw**      **LP: \$275,000**  
 1009 52 ST NW      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4221350
<b>Style:</b>	Bi-Level	<b>Bdrms Above:</b>	2
<b>Year Built:</b>	1979	<b>Bdrms Total:</b>	3
<b>Full Baths:</b>	1	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Partly Finished
<b>Tot A.G. SqFt:</b>	991.26	<b>Tot A.G. SqM:</b>	92.09

This home will bring peace-of-mind for any buyer! One owner home, built for the owner in 1977! Well maintained over the years including many recent upgrades. New HE furnace and hot water tank (2018), 50 year shingles and new siding (2013). The kitchen was rejuvenated in 2014 with new counter-tops, sub-way tile backsplash, refaced cabinets and newer appliances. The main floor bath was given a face-lift in 2015 with a new soaker tub, subway tile tub surround, vanity counter-top and toilet. Exterior doors have been replaced as well as some of the windows including the living room picture window and newer garden doors to the back deck. Newer flooring runs throughout including laminate and linoleum, and the basement stairs are new. True to the traditional bi-level style the basement has big windows! It's partly finished with a large recreation room with rough-in for a wet-bar, a 2-piece bath with rough-in for a shower, a 3rd bedroom, laundry room and lots of storage.

**Directions:**

**Virtual Tour:** <https://vimeo.com/480988717>      **Brochure:** <http://www.1009-52st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BlGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	92.09	991.26
<b>Parking:</b>	Front Drive Access, No Garage, Parking Pad Cement/Paved								
<b>Garage Dim:</b>									
<b>Prk Encl/Ttl:</b>	/								

<b>Living Room:</b>	4.34x4.15	M	<b>Primary Bedroom:</b>	5.00x3.05	M
<b>Dining Room:</b>	3.14x2.85	M	<b>Bedroom 2:</b>	3.46x2.50	M
<b>Kitchen:</b>	2.50x2.36	M	<b>Bedroom 3:</b>	3.30x2.89	B
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>			<b>Recreation Room</b>	6.40x4.18	B
<b>Bonus Room:</b>					

<b>Flooring:</b>	Laminate Flooring, Linoleum	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Vinyl	<b>Features:</b>	Detectors Smoke, Laundry-In-Suite, No Smoking Home
<b>Site Influences:</b>	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Public Transportation, Schools, Shopping Nearby		

**Goods Included:** Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

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

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

<b>Total Lot M2:</b>	565.89	<b>Lot Shape:</b>	Pie Shaped	<b>Lot Dimen:</b>	
<b>Frontage:</b>	13.55	<b>Depth:</b>	38.87	<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	Northwest
<b>Taxes:</b>	\$2,592.54 2020	<b>Local Improve:</b>			