



**Edmonton**      **08 Prince Rupert**      **LP: \$335,000**  
**11234 117 ST NW**      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4223354
<b>Style:</b>	Bungalow	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	1952	<b>Bdrms Total:</b>	3
<b>Full Baths:</b>	2	<b>Basement:</b>	Full
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	1,140.98	<b>Tot A.G. SqM:</b>	106.00

This house checks all the boxes! Good location. Check! Large fenced lot. Check! Oversized double garage. Check! Three bedrooms! Check! Hardwood floors. Check! Renovated kitchen! Check check check! Plus it's vacant so you can move in right after New Year's! Extras include new main floor windows, new shingles, new hot water tank, water filtration system, and a soundproof studio in the finished basement. The main floor has a bright and spacious feel to it, thanks to the way the kitchen was opened up to the living and dining rooms when the kitchen renovation was done. There's a breakfast bar and loads of counter space, plus a gas range that the family chef will love. Situated in the heart of Prince Rupert, the central location is so convenient!

**Directions:**

**Virtual Tour:** <https://vimeo.com/491799441>      **Brochure:** <http://www.11234-117st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	N		<b>Fireplace Type:</b>			<b>Fireplace Fuel:</b>		<b>Lowr:</b>	
<b>Parking:</b>	Double Garage Detached, Over Sized, Rear Drive Access, See Remarks								
<b>Garage Dim:</b>	23x25		<b>Prk Encl/Ttl:</b>			2 / 5		<b>BIGd:</b>	85.38      919.03
							<b>Total A.G.:</b>	106.00	1,140.98

<b>Living Room:</b>	4.14x5.79	M	<b>Primary Bedroom:</b>	3.61x3.01	M
<b>Dining Room:</b>	2.62x3.56	M	<b>Bedroom 2:</b>	3.62x3.00	M
<b>Kitchen:</b>	3.73x3.97	M	<b>Bedroom 3:</b>	2.55x3.02	M
<b>Family Room:</b>	8.39x3.86	B	<b>Bedroom 4:</b>		
<b>Den:</b>	4.02x2.46	B	<b>Second Den:</b>	2.54x3.96	B
<b>Bonus Room:</b>					

<b>Flooring:</b>	Carpet, Hardwood, 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>	No Smoking Home, Parking-Extra, Patio
<b>Site Influences:</b>	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks		

**Goods Included:** Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** John A McDougall      **Jr. High School:** Spruce Avenue School      **Sr High School:** Victoria 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>	580.38	<b>Lot Shape:</b>	Rectangular	<b>Lot Dimen:</b>	
<b>Frontage:</b>	15.20	<b>Depth:</b>	38.10	<b>Zoning:</b>	
<b>Conform:</b>	Title Insurance	<b>Conform Yr:</b>	1999	<b>Front Expos:</b>	East
<b>Taxes:</b>	\$3,058.82 2020	<b>Local Improve:</b>			