



**Edmonton**      **12 Oliver**      **LP:** \$234,900  
 #204 9828 112 ST NW      **SP:** M

**ACTIVE**

<b>Type:</b>	Lowrise Apartment	<b>Listing ID#:</b>	E4223504
<b>Style:</b>	Single Level Apartment	<b>Bdrms Above:</b>	2
<b>Year Built:</b>	2001	<b>Bdrms Total:</b>	2
<b>Full Baths:</b>	1	<b>Basement:</b>	None
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	No Basement
<b>Tot A.G. SqFt:</b>	959.07	<b>Tot A.G. SqM:</b>	89.10

Priced to sell in Grandin Court! Fabulous downtown location near the river valley and a short walk to the Grandin LRT station! Perfect for a quick trip to the U of A or walk to work in the downtown core. This unit is ideal for starting out, investors, or empty nesters. The open concept is perfect for entertaining and large windows bring in tons of natural light and south views of the river valley! Upon entry you are greeted by a spacious entryway and a bright kitchen dining area. Enjoy the nice large living room to relax in at days end. A large primary bedroom and second large bedroom plus a big main bath with separate tub and shower and in-suite laundry make this unit stand out in this desirable area of downtown Edmonton. It's steps away from restaurants, parks, bus stops and a host of other amenities! One underground titled parking stall and a storage unit included in front of the stall.

**Directions:**

**Virtual Tour:** <https://vimeo.com/493815855>      **Brochure:** <http://www.204-9828-112st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	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>	89.10	959.07
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BIGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	89.10	959.07
<b>Parking:</b>	Heated, Parkade								
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/				

<b>Living Room:</b>	M	<b>Primary Bedroom:</b>	M
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	M
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	
<b>Family Room:</b>		<b>Bedroom 4:</b>	
<b>Den:</b>			
<b>Bonus Room:</b>			

<b>Flooring:</b>	Carpet, Hardwood	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Tar & Gravel	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stucco	<b>Features:</b>	Deck, Secured Parking, Storage-Locker Room, Vinyl Windows
<b>Site Influences:</b>	Back Lane, Flat Site, Golf Nearby, Landscaped, Public Transportation, River Valley View, Schools, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer      **Restrictions:** Pet Restrict/Board Approv

**Goods Excluded:**

**Warranty:**

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

<b>Condo Name:</b>	Grandin Court	<b>Condo Fee Incl:</b>	Exterior Maintenance, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution,
<b>Condo Fee:</b>	\$429.06	<b>HOA Fee:</b>	
<b>Floor Location:</b>	Other	<b>Floor Number:</b>	2
<b>Balcony/Terrace:</b>	Yes	<b>Unit Exposure:</b>	S
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>		<b>Lot Shape:</b>		<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	South
<b>Taxes:</b>	\$2,230.12 2019			<b>Local Improve:</b>	