



Edmonton **19 Forest Heights (Edmonton)** **LP:** **\$424,900**
 9916 78 ST NW **SP:** **M**

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4228509
Style:	Bungalow	Bdrms Above:	2
Year Built:	1958	Bdrms Total:	2
Full Baths:	2	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,051.00	Tot A.G. SqM:	97.64

If you love a character home but prefer an open design this home is perfect for you! This Forest Heights bungalow has been lovingly renovated, with a wonderful open floor plan! In addition to the combined kitchen, dining and living rooms, there is also an open plan den area on the main floor, perfect for your home office or for home schooling. Plus you can access the back yard directly through the garden door! There are 2 bedrooms on the main floor plus an option to develop the basement den into a bedroom as well. The lower level also provides a big and bright family room, full bath and lots of storage space. You'll appreciate the privacy fence and double garage in the back. Sitting on a tree-lined street steps from a neighbourhood park, this home puts you in the heart of Edmonton! Downtown is quickly accessible by bus or you could walk or cycle, it's that close! River valley parks and trails are just a few blocks away so you can be surrounded by nature just minutes after you step out your door!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	2	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	N		Fireplace Type:		Fireplace Fuel:		Lowr:		
Parking:	Double Garage Detached, Over Sized						BlGd:	82.03	882.97
Garage Dim:	24 x 22 ft		Prk Encl/Ttl:		2 / 4		Total A.G.:	97.64	1,051.00

Living Room:	4.96x3.62	M	Primary Bedroom:	3.82x3.00	M	Second Den	3.19x2.60	B
Dining Room:	1.97x2.55	M	Bedroom 2:	3.64x2.68	M			
Kitchen:	2.54x4.83	M	Bedroom 3:					
Family Room:	7.36x4.22	B	Bedroom 4:					
Den:	3.62x3.77	M	Laundry Room	6.15x2.00	B			
Bonus Room:								

Flooring:	Carpet, Hardwood, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	No Smoking Home, Vinyl Windows, See Remarks
Site Influences:	Back Lane, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks		

Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: Forest Heights **Jr. High School:** Hardisty **Sr High School:** McNally

Condo Name:		Condo Fee Incl:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	547.41	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:	14.00	Depth:	39.00	Zoning:	
Conform:	Real Property Report With	Conform Yr:	2017	Front Expos:	East
Taxes:	\$3,720.92 2020	Local Improve:			