



Edmonton 12 Oliver
#5 12304 103 AV NW

LP: \$108,800

SP:



ACTIVE

List ID #:	E4250438	Type:	Lowrise Apartment
DOM:	1	Style:	Single Level Apartment
Rms Abv Gd:	4	Year Blt:	1962
Bedrms:	Above: 1 Ttl: 1	Basement:	None
Baths:	1 / 0	Bsmt Dev:	No Basement
Total Flr (SF):	668.01	Total Flr (M):	62.06

Unbeatable value in this clean & spacious, PET FRIENDLY corner unit in Oliver! The location is amazing; facing a quiet tree-lined street just one block from the vibrant 124 St shops & restaurants, and the Grand Market in the summer months. Step into your own private foyer that keeps the hall noise and elements out of your home. The galley kitchen is larger than most in this area, with plenty of counter space and full sized appliances. The living room is super spacious, with two East facing windows to catch all that morning sun, and the bedroom closet is big enough for two. This well-managed building has recently had the boiler, roof, and balconies done and is very carefully taken care of by its long-time residents. You'll have a parking stall out back, and there is a bike room in the building for your other set(s) of wheels. Need more storage? You also have a storage room that will fit your camping gear, Christmas tree, AND winter tires. Check it out!

Directions:

Virtual Tour: <https://vimeo.com/536586861>

Brochure: <http://www.5-12304-103ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Seller		Main:		
Ensuite		0	0	0	0	0				Upper:		
Addl Rms:	0	Finished Lvl: 3					Garage Dim:			AbGd:		
Fpl:	Yes	Fpl Fuel: Electric					Elem Schl:			Lowr:		
Fpl Type:	Wall Mount						Jr High Schl:			BIGd:		
Parking:	Stall						High Schl:			Total A.G.	62.06	668.01

Living Rm:	M	Master Bdrm:	3.58 x 3.33	M
Dining Rm:	M	Bedrm 2:		
Kitchen:	M	Bedrm 3:		
Family Rm:		Bedrm 4:		
Den:				
Bonus Rm				

Flooring:	Ceramic Tile, Laminate Flooring, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Hot Water
Roof:	Tar & Gravel	Heat Fuel:	
Exterior:	Brick, Stucco	Remodel:	
Site Infl:	Back Lane, Corner Lot, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby	Amen/Features:	Ceiling 9 ft., Laundry-Coin-Op, Laundry-Same Floor, Storage-Locker Room

Goods Incl: Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings

Restrict: Pet Restrict/Board Approv

Warranty:

Front Expos: South

Prop Class: Condo

Condo Name: Kenwood Place

Prk Encl/TTL: / 1 /

Goods Excl:

Condo/HOA: **Condo:** \$405.39 **HOA:**

Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	South
Taxes: \$946.55	Tax Yr: 2020	Local Improv:	/Yr: