



Edmonton 12 Oliver
#103 9930 113 ST NW

LP: \$145,000

SP:



ACTIVE

List ID #: E4263200	Type: Apartment High Rise
DOM: 0	Style: Single Level Apartment
Rms Abv Gd: 6	Year Blt: 1969
Bedrms: Above: 2 Ttl: 2	Basement: None
Baths: 1 / 0	Bsmt Dev: No Basement
Total Flr (SF): 968.33	Total Flr (M): 89.96

Need space but love condo living that is convenient & close to everything? This apartment in Oliver is for you! This is the largest unit in Dorchester House & offers 2 great sized bedrooms. Kitchen has been updated & there's a large dining area adjacent to it. You'll love the huge living room and electric fireplace. Just off the living room is a second open concept area that would be perfect for office space or even a workout/yoga spot. 4 piece bathroom is bright and offers a newer vanity. There's 3 closets (one by the kitchen that would make a wonderful pantry) as well as a large storage room. New laminate flooring + freshly painted walls make this a must see. Urban living in a mature area with lush trees lining the street and just steps from the River Valley & Victoria Golf Course. There's parking in this building but if you don't want to drive you are in luck as the Grandin/Government Station LRT is a short stroll away. Lobby has undergone renovations & offers a beautiful entrance into your new home!

Directions:

Virtual Tour: <https://vimeo.com/556241501>

Brochure: <http://www.103-9930-113st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	immediate	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant		Main:		
Ensuite		0	0	0	0	0				Upper:		
Addl Rms:	0	Finished Lvl:		1			Garage Dim:			AbGd:		
Fpl:	Yes	Fpl Fuel:		Electric			Elem Schl:	Oliver/St. Catherine		Lowr:		
Fpl Type:	Wall Mount						Jr High Schl:	Westminister/St.		BIGd:		
Parking:	Stall						High Schl:	Victoria/St. Joseph		Total A.G.	89.96	968.33

Living Rm:	4.27x4.27	M	Master Bdrm:	4.57x3.05	M
Dining Rm:	2.44x2.29	M	Bedrm 2:	3.35x2.44	M
Kitchen:	2.44x2.13	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Flex Space	3.96x3.66	M
Bonus Rm					

Flooring: Ceramic Tile, Laminate Flooring	Foundation: Concrete
Construct: Concrete	Heat Type: Baseboard
Roof: Tar & Gravel	Heat Fuel:
Exterior: Brick, Stucco	Remodel:
Site Infl: Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools	Amen/Features: Exterior Walls- 2"x6", Laundry-Coin-Op, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Storage-In-Suite

Goods Incl: Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, See Remarks

Restrict: No pets allowed

Warranty:

Front Expos: East

Prop Class: Condo

Condo Name: Dorchester House

Prk Encl/TTL: / 1 / 1 outdoor

Goods Excl:

Condo/HOA: **Condo:** \$633.85 **HOA:** Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, 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: East
Taxes: \$1,921.08 Tax Yr: 2020	Local Improv: /Yr: