



Edmonton 12 Rossdale
#410 9804 101 ST NW

LP: \$389,900

SP:



ACTIVE

List ID #: E4261379 **Type:** Lowrise Apartment
DOM: 1 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 2001
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,454.97 **Total Flr (M):** 135.17

Penthouse in Rossdale Court! Beautiful 1455 sq ft condo nestled right in the heart of the river valley with spectacular views of the city skyline. Very central, downtown location yet with the nature & tranquility of the river valley parks at your door step. Ample street parking for family & friends when they can start to visit again! The floorplan is very open with 10 ft ceilings, lots of big windows & incredibly spacious A/C rooms. Upgraded kitchen has two eating bars - great for entertaining (it's comin')! Fabulous spacious DR & LR with an electric wall-mount fireplace. The primary bedroom has an upgraded 3-piece ensuite & walk-in closet while the 2nd BR is situated close to the second upgraded full bath with claw-foot tub/shower combo. Nice large balcony with a gas hook-up for your barbecue and equipped with sun screens for your comfort as you entertain outside. Two titled underground stalls with one storage cage. Pets allowed with board approval. Urban living doesn't get much better than this!

Directions:

Virtual Tour: <https://vimeo.com/557374112>

Brochure: <http://www.410-9804-101st.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	1	0	0	0				Upper:		
Addl Rms:	0	Finished Lvl:		1			Garage Dim:			AbGd:	135.17	1,454.97
Fpl:	Yes	Fpl Fuel:		Electric			Elem Schl:			Lowr:		
Fpl Type:	Wall Mount						Jr High Schl:			BIGd:		
Parking:	Heated, Underground						High Schl:			Total A.G.	135.17	1,454.97

Living Rm:	5.50x5.00	M	Master Bdrm:	4.13x4.13	M
Dining Rm:	4.35x3.30	M	Bedrm 2:	3.20x2.95	M
Kitchen:	5.10x3.30	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:					
Bonus Rm					

Flooring: Ceramic Tile, Engineered Wood **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Tar & Gravel **Heat Fuel:**
Exterior: Stucco **Remodel:** See Remarks
Site Infl: Backs Onto Park/Trees, Flat Site, Golf Nearby, Hillside, Park/Reserve, Playground Nearby, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks **Amen/Features:** Air Conditioner, Ceiling 10 ft., Detectors Smoke, Laundry-In-Suite, No Smoking Home, Secured Parking, Security Door, Storage-Locker Room
Goods Incl: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks **Restrict:** None Known
Warranty:
Front Expos: East **Goods Excl:**
Prop Class: Condo **Condo/HOA:** **Condo:** \$492.44 **HOA:**
Condo Name: Rossdale Court Amenities w/Condo, Exterior Maintenance, Insur. for Common Areas, Parking, Professional Management, Reserve Fund Contribution, Utilities
Prk Encl/TTL: 2 / 2 / 0220462 Common Areas

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	East
Taxes:	\$3,068.14	Local Improv:	/Yr:
	Tax Yr: 2020		