



Edmonton 12 Oliver
#5 10160 119 ST NW

LP: \$208,900

SP:



ACTIVE

List ID #:	E4252634	Type:	Lowrise Apartment
DOM:	0	Style:	Single Level Apartment
Rms Abv Gd:	6	Year Blt:	1980
Bedrms:	Above: 2 Ttl: 2	Basement:	None
Baths:	2 / 0	Bsmt Dev:	No Basement
Total Flr (SF):	1,164.02	Total Flr (M):	108.14

Lovely AIR CONDITIONED two bedroom, two bathroom condo centrally located in the desirable community of Oliver. This condo boasts a recently painted u-shaped kitchen, and a spacious, open-concept living room/dining room with a beautiful, stone-faced wood-burning fireplace, and is flanked by two spacious bedrooms. The main bedroom has a nicely updated 5 pc ensuite with granite countertop, and a walk through closet. The second bedroom has a 4 pc ensuite which has also been updated. Private 65 sq ft SW facing patio overlooks beautiful courtyard and can be accessed from both the living room and the main bedroom. Enjoy the convenience of in-suite laundry, heated underground parking and bike racks, plus a storage locker. The Chanticleer is a short commute to the U of A and is in easy walking distance to the neighbourhood community garden, Victoria Promenade, nearby parks, the river valley, and pedestrian and bike paths, as well as to shopping, restaurants, schools and public transportation.

Directions:

Virtual Tour: <https://vimeo.com/570045995>

Brochure: <http://www.5-10160-119st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Immediate	Level	Mtr2	SqFt
Full Baths:	0	0	0	0	0	0	Occupancy:	Vacant	Main:	108.14	1,164.02
Ensuite		0	0	1	1	0			Upper:		
Addl Rms:	0	Finished Lvl:		1			Garage Dim:		AbGd:		
Fpl:	Yes	Fpl Fuel:		Wood			Elem Schl:	Oliver	Lowr:		
Fpl Type:	Stone Facing						Jr High Schl:	Westminster	BIGd:		
Parking:	Heated, Underground						High Schl:	Victoria	Total A.G.	108.14	1,164.02

Living Rm:	6.40 x 4.27	M	Master Bdrm:	4.27 x 4.27	M
Dining Rm:	3.96 x 2.74	M	Bedrm 2:	3.81 x 3.20	M
Kitchen:	3.05 x 2.44	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Laundry Room	2.13 x 1.83	M
Bonus Rm					

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Hot Water
Roof:	Asphalt Shingles	Heat Fuel:	
Exterior:	Stone, Wood	Remodel:	
Site Infl:	Back Lane, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby	Amen/Features:	Air Conditioner, Closet Organizers, Gazebo, Intercom, Laundry-In-Suite, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Vinyl Windows
Goods Incl:	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings	Restrict:	Pet Restrict/Board Approv
Warranty:		Goods Excl:	
Front Expos:	East	Condo/HOA:	Condo: \$654.77 HOA:
Prop Class:	Condo	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	
Condo Name:	Chanticleer		
Prk Encl/TTL:	1 / /		

Lot Sq (M):	67.05	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	East
Taxes:	\$1,902.43 Tax Yr: 2020	Local Improv:	/Yr: