



**Edmonton**      **18 Holyrood**      **LP: \$389,900**  
**9616 75 ST NW**      **SP:**      **ACTIVE** M

**List ID #:** E4264356      **Type:** Detached Single Family  
**DOM:** 29      **Style:** Bungalow  
**Rms Abv Gd:** 4      **Year Blt:** 1957  
**Bedrms:** **Above:** 2      **Ttl:** 3      **Basement:** Full  
**Baths:** 2 / 0      **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 966.50      **Total Flr (M):** 89.79

Fully upgraded in Holyrood. This 3 bed 2 bath bungalow has been professionally renovated from top to bottom, perfect for a family searching for a move in ready home and investors looking for a low maintenance property. Upstairs the kitchen has been completely redone w new cabinets, stainless steel appliances and marble counter tops, making cooking and entertaining easy. The large open concept living room features new flooring, trim and paint. Modern upgrades continue on the main level into two good sized bedrooms and a updated 4pc bathroom. The basement is fully refinished, including a wet bar w 220 volt plug, ready to be rented or used as an in-law suite, 3 pc bath w seat and a large 3rd bedroom with Egress window. Outside you will find a oversized double garage, massive driveway perfect for RV/trailer storage and a quiet fenced back yard w full landscaping. Other notable upgrades include new windows, shingles, washer and dryer, plumbing/electrical, hot water tank, stucco and more. This is the one!

**Directions:**

**Virtual Tour:** <https://vimeo.com/577309458>

**Brochure:** <http://www.9616-75st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immediate	Level	Mtr2	SqFt	
<b>Full Baths:</b>	0	0	1	1	0	0	<b>Occupancy:</b>	Seller	<b>Main:</b>			
<b>Ensuite</b>		0	0	0	0	0			<b>Upper:</b>			
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b>		2			<b>Garage Dim:</b>		<b>AbGd:</b>			
<b>Fpl:</b>		<b>Fpl Fuel:</b>					<b>Elem Schl:</b>	Holyrood Schoo	<b>Lowr:</b>			
<b>Fpl Type:</b>							<b>Jr High Schl:</b>	Kenilworth School	<b>BIGd:</b>			
<b>Parking:</b>	Double Garage Detached, Over Sized, RV Parking							<b>High Schl:</b>	McNally School	<b>Total A.G.</b>	89.79	966.50

<b>Living Rm:</b>	4.75x4.15	M	<b>Master Bdrm:</b>	4.13x3.23	M
<b>Dining Rm:</b>			<b>Bedrm 2:</b>	3.29x2.97	M
<b>Kitchen:</b>	4.6x3.86	M	<b>Bedrm 3:</b>	3.94x3.63	B
<b>Family Rm:</b>	5.82x3.96	B	<b>Bedrm 4:</b>		
<b>Den:</b>					
<b>Bonus Rm</b>					

**Flooring:** Carpet, Ceramic Tile, Laminate Flooring      **Foundation:** Concrete  
**Construct:** Wood Frame      **Heat Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Fuel:**  
**Exterior:** Stucco      **Remodel:**  
**Site Infl:** Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby      **Amen/Features:** Carbon Monoxide Detectors, Detectors Smoke, R.V. Storage, Vinyl Windows  
**Goods Incl:** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer      **Restrict:** None Known

**Warranty:**      **Goods Excl:**  
**Front Expos:** East      **Condo/HOA:**      **Condo:**      **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** 2 / 4 /

<b>Lot Sq (M):</b>		<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	Rectangular
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Front Expos:</b>	East
<b>Taxes:</b> \$3,525.11	<b>Tax Yr:</b> 2020	<b>Local Improv:</b>	/Yr: