



Westlock **70 Westlock** **LP: \$95,000**
 9803 110 ST **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4257962
Style:	Bungalow	Bdrms Above:	2
Year Built:	1940	Bdrms Total:	2
Full Baths:	1	Basement:	Part
Half Baths:	0	Bsmnt Dev:	Unfinished
Tot A.G. SqFt:	776.41	Tot A.G. SqM:	72.13

Welcome to this cozy charming bungalow with tons of potential for someone looking to build some sweat equity or to hold for future development options! Two bedrooms, one bathroom. Windows are newer and metal roof. Main floor laundry in the second bedroom. Extremely private yard with mature trees and shrubs, including an apple tree and an abundance of raspberries. Storage shed and single detached garage. Basement is a crawl space with access from the kitchen - clean and dry with lots of space for storage. Large corner lot with possible options for redevelopment as well - 50 x 130! Immediate possession available!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt	
Baths:	0	0	0	1	0	0	Main:			
Ensuite Baths:		0	0	0	0	0	Uppr:			
Finish Levels:	1						AbGd:			
Fireplace Y/N:							Lowr:			
Parking:	Front Drive Access, On Street, Single Garage Detached							BIGd:		
Garage Dim:				Prk Encl/Ttl:	/		Total A.G.:	72.13	776.41	

Living Room:	3.88 x 3.25	M	Primary Bedroom:	2.95 x 2.85	M
Dining Room:			Bedroom 2:	2.96 x 2.60	M
Kitchen:	3.88 x 3.20	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Laminate Flooring	Foundation:	Brick/Stone/Block
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Metal	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	Crawl Space, Handyman Special
Site Influences:	Corner Lot, Fenced, Treed Lot		

Goods Included: Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incld:	
Condo Fee:		Elevator Y/N	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
HOA Fee:			
HOA Fee Incl:			

Total Lot M2:	603.00	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	Northwest
Taxes:	\$1,019.30 2020	Local Improve:			