

Residential

#113 10909 106 ST NW

A LP:**\$242,000**

Area/City: Edmonton 0098
Community: Central Mcdougall 003604
Style: 2 Storey
Zone: 08
Year Built: 2002

Listing ID #: E4260328
Postal Code: T5H 4M7
Linc #: 0029745719
Building Type: TOWNH
New Home on Old Lot:
Finished Lvl: 3



Legal Plan: 0320156 **Blk:** **Lot:** **Unit #:** 74 **UF:**

Dower applies. Seller to provide title insurance in lieu of RPR. Pets allowed with board approval. Maximum of 2 adults+agent in the home, children may attend if needed. Masks to be worn inside, foot covers provided to cover socks please. Furniture can be negotiated. Microwave included. Roughed in plumbing in basement closet for future bathroom. To book a showing OR to confirm availability, please TEXT 587-776-3261 or CALL

Property Class: COND

Welcome home to McDougall Landing! This freshly painted 3 bed + upstairs den 2-storey townhouse is move in ready. Perfect for first time home buyers or investors. Living here you will enjoy easy access to NAIT, Kingsway Mall, downtown, LRT & transit, & wonderful playgrounds & spray parks for your growing family. The main floor features brand new vinyl plank flooring throughout, a large living area leading you into your spacious kitchen & dining room. Large windows fill the home with stunning natural light. A half bath completes the main floor. Upstairs you will find a den, perfect for working from home, a 2nd bedroom & 4 piece washroom. The spacious master retreat displays a large walk in closet, 2 piece ensuite & large windows to let in the warmth of the sun. The fully finished basement contains a 3rd bedroom with large walk-in closet or option for a future ensuite, large family room, & loads of storage. Located within walking distance to a variety of schools & Roger's Place what more could you ask for?

URL-Virtual Tour: <https://vimeo.com/592333676>**URL-Brochure:** <http://www.113-10909-109st.com>

	1-pc	2-pc	3-pc	4-pc	5-pc	6-pc	School Bus:	Dir:				
Baths:	0	1	0	1	0	0	Elem School: St.Catherine					
Ensuite Bth:		1	0	0	0	0	Jr School: St.Catherine/Spruce Avenue					
Bdrms Abv: 2	Total		3	Addl Rms:	0		High Schl: Victoria High/ St. Joseph					
Fin Fpl:	Fpl Fuel:						Other Schl: John A. McDougall (K-6)					
Parking: On Street, Parking Pad Cement/Paved, Stall							Garage: N			Level	Mtr2	
										SqFt		
Living Rm: 3.31x5.32 M				Primary Bdrm: 4.03x2.99 U						Main:	44.50	479.00
Dining Rm: 2.15x2.58 M				Bedrm 2: 2.72x2.71 U						Upper:	46.45	499.99
Kitchen: 2.61x2.58 M				Bedrm 3: 3.03x3.17 B						Abov Grd:	90.95	978.99
Family Rm: 2.77x4.58 B				Bedrm 4:						Lower Lvl:		
Den: 2.97x2.59 U										Below Grd:	40.23	433.04
										Total A.G:	90.95	978.99

Flooring: Carpet, Linoleum	Roof Type: Asphalt Shingles
Foundation: CNCRT	Fireplace:
Exterior: Vinyl	Construction: Wood Frame
Heating Type: Forced Air-1	Basement: Full
Features: Deck, No Animal Home, No Smoking Home	Bsmt Dev: Fully Finished
	Heat Fuel: Natural Gas
	Goods Excl:
Goods Incl: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings	Lot Shape:
	Front Exp: North
Site Infl: Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby	Frntg X Dpth: X
	Zoning:
	Conform: /
Restrictions: Board Approval, Pet Restrict/Board Approv	Tax Amt/Yr: \$1,981.70 / 2020 LI/Yr: /
	Warranty:

McDougall Landing **Ownership:** Bare Land Condo **Condo Fee:** \$318.91 / MO
Enclosed Parking: **Parking** **Parking Plan:** R **HOA Fee:** /

Seller: Chen, Peihong **Appt:** Kbox-Call Before Showing, Must Confirm Appointment **List Date:** 8/26/2021
Listing Agent: Brittany M Ewaskiw - Ph: 780-437-2030
List Agt: Brittany@WeSellEdmonton.com **Website:**
List Firm 1: Schmidt Realty Group Inc - Off#: 780-437-2030 **Occupancy:** SELLR
List Agent 2: **Poss Days:** 30 negotiable **Excl:** N **SRR:** N
List Firm 2: **Comm:** 3.5/100 + 1.5/bal

Pend Date: **Sold Date:** **Sold Price:** **DOM:** 19 **Input Date:** 8/26/2021 11:55
Sold Term: **Disc:** **Expiry:** 10/26/2021
Buy Firm: **Buy Firm 2:**
Buy Agent: **Buy Agent**