



Edmonton 12 Oliver **LP: \$175,000**
#201 10235 112 ST NW **SP:** **ACTIVE** M

List ID #: E4267967 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 2007
Bedrms: **Above:** 1 **Ttl:** 1 **Basement:** None
Baths: 1 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 703.00 **Total Flr (M):** 65.31

Move-in ready in Oliver! This rare one-bedroom unit is your opportunity to purchase in The Imperial at an incredibly affordable price! West-facing, this sunny property has an appealing out to the front courtyard and is in a wonderfully convenient location! It's less than 2 blocks to MacEwan University and has quick access to the University of Alberta. Just 3 blocks away you'll find Save-On Foods, Starbucks, Cactus Club and more! Access to Edmonton's paved bike routes is just a block away on 111 Street and the river valley promenade is just 6 blocks away! Inside this comfortable home you'll find a spacious open plan living area. A gas fireplace, breakfast bar and in-suite stacking laundry units are just some of the features you'll enjoy! Your car will appreciate the heated underground parking as well! Condo fees are under \$400 and include heat and water. Enjoy the urban lifestyle with the best of Edmonton at your door!

Directions:

Virtual Tour: <https://vimeo.com/593009868>

Brochure: <http://www.201-10235-112st.com/>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Immediate	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		0	0	0	0	0			Upper:		
Addl Rms:	0	Finished Lvl:		1			Garage Dim:		AbGd:		
Fpl:	Yes	Fpl Fuel:		Gas			Elem Schl:	Oliver School	Lowr:		
Fpl Type:	Glass Door						Jr High Schl:	Westminster School	BIGd:		
Parking:	Heated, Underground						High Schl:	Victoria School	Total A.G.	65.31	703.00

Living Rm:	4.88x2.44	M	Master Bdrm:	3.96x3.05	M
Dining Rm:	3.05x2.44	M	Bedrm 2:		
Kitchen:	2.44x1.83	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Laundry Room	3.05x1.37	M
Bonus Rm					

Flooring: Carpet, Linoleum **Foundation:** Concrete
Construct: Steel Frame **Heat Type:** In Floor Heat System
Roof: Tar & Gravel **Heat Fuel:**
Exterior: Stucco **Remodel:**
Site Infl: Schools, Shopping Nearby, See Remarks **Amen/Features:** Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, See Remarks

Goods Incl: Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** \$398.50 **HOA:**
Prop Class: Condo Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities
Condo Name: Imperial The Common Areas, Water/Sewer, See Remarks
Prk Encl/TTL: 1 / 1 /

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	West
Taxes:	\$1,804.52 Tax Yr: 2020	Local Improv:	/Yr: