



Edmonton 28 Eaux Claires **LP: \$164,900**
#130 9525 162 AV NW **SP:** **ACTIVE** 

List ID #: E4263005 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 2004
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 827.00 **Total Flr (M):** 76.83

Welcome to the community of Eaux Claires! This turn key condo welcomes you in with a fantastic open concept layout and an amazing location. Right away you're greeted by the gorgeous vinyl plank flooring, updated kitchen area with island seating, separate dining spot, and the perfect living space with access to your patio. Morning coffee out on your patio is private and peaceful as it faces a green area with a privacy fence. The generously sized primary bedroom has a large walkthrough closet and a full 4 piece en-suite bath. The second bedroom is located on the opposite side of the unit which is great for privacy and sound transfer. Just off the second bedroom is another full bathroom with in-suite laundry and a large storage closet to top things off. Life is easy when public transit and countless amenities are just steps out the front door. With easy access to the Henday, or a straight shot to downtown, the location makes for an easy commute and your titled parking stall with power makes parking a breeze!

Directions:

Virtual Tour: <https://vimeo.com/606138734>

Brochure: <http://www.130-9525-162ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30 DAY	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		0	0	1	0	0			Upper:		
Addl Rms:	0	Finished Lvl:		1			Garage Dim:		AbGd:		
Fpl:	No	Fpl Fuel:					Elem Schl:		Lowr:		
Fpl Type:							Jr High Schl:		BIGd:		
Parking:	Stall						High Schl:		Total A.G.	76.83	827.00

Living Rm:	3.55 x 4.35	M	Master Bdrm:	3.31 x 4.24	M
Dining Rm:			Bedrm 2:	3.02 x 3.61	M
Kitchen:	2.28 x 3.26	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Other	1.49 x 1.57	M
Bonus Rm					

Flooring: Vinyl Plank **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Baseboard
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stone, Vinyl **Remodel:**
Site Infl: Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby **Amen/Features:** Detectors Smoke, Laundry-In-Suite, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite

Goods Incl: Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:** black chandelier above bed in main bedroom

Front Expos: Northwest

Condo/HOA: **Condo:** \$391.28 **HOA:**

Prop Class: Condo

Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer

Condo Name: Park Place (Eaux Claires)

Prk Encl/TTL: / /

Lot Sq (M):	101.04	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	Northwest
Taxes:	\$1,468.78 Tax Yr: 2020	Local Improv:	/Yr: