



Edmonton 12 Downtown
#201 10221 111 ST NW

LP: \$319,900

SP:



ACTIVE

List ID #: E4265829 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 6 **Year Blt:** 2000
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,009.02 **Total Flr (M):** 93.74

Downtown apartment style condo with a titled garage? Unusual but not unheard of! Railtown Estates has a few of these & it's been awhile since one's been on the market. Just over 1000 sq ft this 2 bedroom, 2 full bath condo has a very high walking score with many destinations outside the door - Grant MacEwan University, the Ice District, the LRT, downtown & a variety of amenities. Convenient downtown location, yet very quiet with ample visitor parking right on the street. Laminate flooring throughout with linoleum in the kitchen & baths. Open concept with a gas fireplace in the LR and an expansive eating bar in the kitchen that offers tons of counter & cupboard space plus under cabinet lighting. Main bath has a large jetted tub, there's extra storage in the laundry room & there are 2 sets of patio doors, one off the LR & one off the primary bedroom. The patio also has gas hook-up for barbecue. Small pets allowed with board approval. Condo fees include heat and water, and let's not forget the garage!!

Directions:

Virtual Tour: <https://vimeo.com/625657755>

Brochure: <http://www.201-10221-111st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	15 negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		0	1	0	0	0			Upper:		
Addl Rms:	0	Finished Lvl:		1			Garage Dim:		AbGd:		
Fpl:	Yes	Fpl Fuel:		Gas			Elem Schl:		Lowr:		
Fpl Type:	Mantel						Jr High Schl:		BIGd:		
Parking:	Single Garage Detached						High Schl:		Total A.G.	93.74	1,009.02

Living Rm:	4.34x3.66	M	Master Bdrm:	4.26x3.43	M
Dining Rm:	3.66x2.72	M	Bedrm 2:	3.29x3.27	M
Kitchen:	3.49x3.03	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Laundry Room	2.06x1.75	M
Bonus Rm					

Flooring: Laminate Flooring, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Brick, Vinyl **Remodel:**
Site Infl: Flat Site, Gated Community, Landscaped, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Detectors Smoke, Laundry-In-Suite, No Smoking Home, Vinyl Windows

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

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** \$528.88 **HOA:**
Prop Class: Condo Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer
Condo Name: Railtown Estates
Prk Encl/TTL: / / 0024737

Lot Sq (M):	110.44	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	West
Taxes:	\$2,536.57 Tax Yr: 2020	Local Improv:	/Yr: