

RESIDENTIAL**11424 90 ST NW****ACTIVE****LP: \$237,900**

Property Class: Single Family
Area: Edmonton
Community: Alberta Avenue
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 8451ET **Blk:** 59 **Lot:** P
Unit: **UF:**
Linc #: 0012892097
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**

Time: E4293574
Postal Code: T5B 3X7
Zone: Zone 05
Year Built: 1944
Restrictions: N-KNW
Ownership: PRIV
Conform:
Warranty:



****Showings start Fri. Mar 13th at 3pm**** Excellent condition - show with confidence! Sewer & water line replaced from alley approx 2007, electrical upgraded to 100 amp 2007, furnace approx 2008, h20 tank 2017. To book a showing OR to confirm availability, please TEXT 587-776-3261 or CALL 780-437-2030. Thanks for showing!

Solid 2 + 1 home with 2 full baths and over 1400 sq ft of total living space. This adorable house is nestled on a quiet street and features a fully remodelled kitchen and main floor bath. Step inside and you'll find a spacious living room with coved ceilings and hardwood - freshly painted. The kitchen features gorgeous modern cabinetry with stainless appliances, and lots of counter space with a window over the sink and a sunny window to the back yard. There are two bedrooms on the main level, and the bath has been completely transformed with a luxurious soaker tub and glass brick windows. Downstairs you'll find a large family room, third bedroom and large storage room that could easily be converted into a den. There's also a modern 3 piece bath on this level, good mechanicals & sewer line replaced. Huge fully fenced yard with an original single car garage, and lots of mature trees - all within good walking distance of public transit and shopping - perfect for the first time homeowner or savvy investor.

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>		<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>		Finished Levels: 2		
Baths:	0	0	1	1	0	0	Ensuite Bath:	0	0	0	0	0		Level:	SqM:	SqFt:
Addl Rms:	0						Bdrms Above:	2				3		Main Level:	69.60	749.17
Living Rm:	4.79X3.94		M				Primary	3.44X3.33	M				Storage Room	3.66X2.57	L	
Dining Rm:							Bedroom 2:	3.57X3.44	M					Upper:		
Kitchen:	3.58X2.33		M				Bedroom 3:	3.46X2.58	L					Above Grade:		
Family Rm:	5.23X3.50		L				Bedroom 4:							Lower Level:		
Den:							Bonus Rm:							Below Grade:	69.60	749.17
														Total A.G.:	69.60	749.17

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Source:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Brick/Stone/Block	Basement:	Full / Fully Finished
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	R.V. Storage, See Remarks			Flooring:	Carpet, Hardwood, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer			Lot Shape:	Rectangular Lot SqM: 445.58
				Front Exp:	E Unit Exp:
Site Influences:	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby			Frontage:	
				Tax Amt/Yr:	\$1,893.85 / 2021 LI/Yr: /
Parking:	Off Street, On Street, Single Garage Detached			Zoning:	
Virtual Tour:	https://vimeo.com/709191942			Elem. School:	
Brochure:	http://www.11424-90st.com			Jr High School:	
				Sr High School:	
				Other School:	

Condo Name:		Total Units:		Total Floors:	Floor	Floor #:
Encl Parking:	Stall	Park Plan Type:		Park Plan Desc/Unit:	/	UF:
Condo Fee:		Condo Fee Incl:				
Prop Mgmt:						
HOA Fee:	HOA Fee Incl:					

Seller Name:	Andrus, Karina	Appointment:	Kbox-Call Before Showing, Must Confirm Appointment		
Appt Name:	Schmidt Realty Group Inc.	Appt Phone:	780-437-2030		
List Agent:	Sabrina L Bright - Off: 780-437-2030	Listing Date:	5/13/2022		
Agent E-mail:	Sabrina@WeSellEdmonton.com	Agent URL:	http://www.weselledmonton.com		
List Office:	Schmidt Realty Group Inc - Off#: 780-437-2030	Occupancy:	Vacant	DOM:	0
List Agent 2:		Possession:		Possession Days:	
List Office 2:		Co-Operating Commission:	3.5/100	Possession Notes:	immediate

Pending Date:		Sold Price:		Input Date:	5/13/2022 11:34 AM
Sold Date:		Adjustmnt Date:		Expiration:	7/14/2022
Buyer Agent:		Buyer Agent:			
Buyer Office:		Buyer Office:			

05/13/2022

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0