



Edmonton 35 Kernohan LP: \$624,900
2203 133 AV NW SP: ACTIVE

List ID #: E4303248 **Type:** Detached Single Family
DOM: 0 **Style:** 4 Level Split
Rms Abv Gd: 6 **Year Blt:** 1993
Bedrms: **Above:** 2 **Ttl:** 3 **Basement:** Full
Baths: 3 / 0 **Bsmt Dev:** Unfinished
Total Flr (SF): 1,317.94 **Total Flr (M):** 122.44

Quiet country-like living with million dollar view! Architecturally designed & custom built for the owners in 1993. The views are spectacular of the river valley & the North Saskatchewan river. Definitely one-of-a-kind, this 4-level split offers nearly 2000 sq ft of developed space on 3 levels with views from every level. The walk-out basement is unfinished & has roughed-in under-slab heating & roughed-in plumbing for a 4th bath. Perfect for multi-generational living. Upgrades include quartz counter-tops in the kitchen, engineered hardwood floors on the main, glass railings on the deck, gas hook-up for the barbecue, lifetime fiberglass shingles, newer siding, eaves, garage door, A/C, HE furnace and hot water tank. Low maintenance yard with interlocking brick patio, low voltage lighting & beautiful landscaping with shrubs & perennials. Enjoy nature out your back door with bike/walking paths to Hermitage lake and the dog park and just minutes to the Clareview LRT station and the Anthony Henday ring road.

Directions:

Virtual Tour: <https://vimeo.com/711722325> **Brochure:** <http://www.2203-133ave.com/>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	60	negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	2	0	0	Occupancy:	Seller		Main:		
Ensuite		0	0	0	0	1				Upper:		
Addl Rms:	0	Finished Lvl: 3					Garage Dim:			AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:			Lowr:	54.35	585.02
Fpl Type:							Jr High Schl:			BIGd:		
Parking:	Double Garage Attached						High Schl:			Total A.G.	122.44	1,317.94

Living Rm:	3.29x3.19	M	Primary Bdrm:	4.29x3.97	U	Breakfast Nook	3.07x2.31	M
Dining Rm:			Bedrm 2:	3.64x3.10	U			
Kitchen:	4.20x3.09	M	Bedrm 3:	3.48x2.93	L			
Family Rm:	6.31x4.09	L	Bedrm 4:					
Den:			Laundry Room	3.01x2.31	L			
Bonus Rm			Flex Space	3.78x3.51	M			

Flooring: Carpet, Ceramic Tile, Engineered Wood **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Fiberglass **Heat Fuel:**
Exterior: Vinyl **Remodel:**
Site Infl: Backs Onto Park/Trees, Fenced, Flat Site, Hillside, Landscaped, Low Maintenance Landscape, River Valley View, River View, Schools, Shopping Nearby **Amen/Features:** Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup

Goods Incl: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, **Restrict:** Restrictive Covenant-Bldg, Utility Right Of Way

Warranty: **Goods Excl:**
Front Expos: North **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: / /

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform:	/Yr:	Front Expos:	North
Taxes:	\$3,557.58 Tax Yr: 2021	Local Improv:	/Yr: