



Edmonton 15 Parkallen LP: \$434,900
11127 62 AV NW SP: ACTIVE

List ID #: E4300673 **Type:** Detached Single Family
DOM: 0 **Style:** Raised Bungalow
Rms Abv Gd: 7 **Year Blt:** 1953
Bedrms: **Above:** 3 **Ttl:** 4 **Basement:** Part
Baths: 2 / 0 **Bsmt Dev:** See Remarks
Total Flr (SF): 1,242.60 **Total Flr (M):** 115.44

Lovely 1950's bungalow with delightful retro design elements. The main floor features gorgeous, original oak hardwood floors, coved living room ceiling, curved inside walls and eye-catching historic tile pattern leading up and down from separate side entrance. Open concept living room, dining room and kitchen which boasts newer oak cabinets and a gas stove. Three good-sized bedrooms, a 4-pc bath and an inviting south-facing family room, with windows on three sides, a wood-burning FP and patio doors to the deck, complete the main floor. Basement was previously finished with a 2nd kitchen, 3-pc bath, 4th bedroom and a large flex room, originally a workshop, and is ready to be transformed. Private, fully fenced backyard contains current bushes, mature spruce, cedar, crab-apple, apple, and Nanking cherry trees, and is lined with perennials. Newer oversized single garage, with room for two vehicles out back. Easy access to U of A, downtown and Calgary Trail, and a short walk to the South Campus LRT station.

Directions:

Virtual Tour: <https://vimeo.com/722335085> **Brochure:** <http://www.11127-62ave.com/>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	Negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	1	1	0	0	Occupancy:	Seller		Main:		
Ensuite		0	0	0	0	0				Upper:		
Add Rms:	0	Finished Lvl:		2			Garage Dim:	16' x 25'		AbGd:	115.44	1,242.60
Fpl:	Yes	Fpl Fuel:		Wood			Elem Schl:	Parkallen		Lowr:		
Fpl Type:	Brick Facing						Jr High Schl:	McKernan		BIGd:	89.34	961.66
Parking:	Insulated, Over Sized, Single Garage						High Schl:	Strathcona		Total A.G.	115.44	1,242.60
	Detached											

Living Rm:	4.94 x 3.63	M	Primary Bdrm:	3.58 x 3.45	M	Laundry Room	2.71 x 2.08	B
Dining Rm:	3.75 x 2.27	M	Bedrm 2:	3.13 x 2.80	M	Utility Room	3.20 x 2.06	B
Kitchen:	3.75 x 4.23	M	Bedrm 3:	2.46 x 3.98	M			
Family Rm:	3.76 x 4.77	M	Bedrm 4:	4.84 x 4.24	B			
Den:			Second Kitchen	3.40 x 4.31	B			
Bonus Rm			Flex Space	4.24 x 4.44	B			

Flooring: Hardwood, Laminate Flooring, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-2
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Vinyl **Remodel:**
Site Infl: Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Crawl Space, Deck, No Animal Home, No Smoking Home, Wood Windows
Goods Incl: Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Window Coverings **Restrict:** None Known
Warranty:
Front Expos: North **Goods Excl:**
Prop Class: Single Family **Condo/HOA:** **Condo:** **HOA:**
Condo Name:
Prk Encl/TTL: / /

Lot Sq (M):	571.94	Lot Dimen:	44' x 140'
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform:		Front Expos:	North
Taxes:	\$3,677.45 Tax Yr: 2021	Local Improv:	/Yr: