



Edmonton **12 Rossdale** **LP: \$425,000**
9735 102 ST NW **SP:** M
ACTIVE

List ID #: E4324930 **Type:** Residential Attached
DOM: 0 **Style:** 2 Storey
Rms Abv Gd: 5 **Year Blt:** 1990
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** Full
Baths: 2 / 2 **Bsmt Dev:** Fully Finished
Total Flr (SF): 1,555.94 **Total Flr (M):** 144.55

NO CONDO FEES! TWO PRIMARY SUITES, each with a sitting/den area as well as a renovated ensuite bath. Super convenient location just a 15 min walk to downtown Edmonton or the Legislature and a short 13 min bike ride to the U of A. Good public transit routes nearby too! This home has an historical feel with its stately brick front and wrought iron fence. Inside you'll find 3 levels of beautifully finished space. Upgrades include flooring, windows and 3 new bathrooms just to name a few! All appliances are new in the past few years as well as the hot water tank and central air conditioning unit! Outside you'll find a new fence surrounding the private back garden with raised deck and interlocking brick patio. Bay windows throughout and a cozy gas fireplace are just some of the other reasons you'll want to make this house your own. Smoke-free and pet-free as well! Bonus: The city's planned River Crossing development will add even more green space to the neighbourhood!

Directions:

Virtual Tour: URL-Virtual Tour **Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	IMMEDIATE	Level	Mtr2	SqFt
Full Baths:	2	2	3	3			Occupancy:	Seller	Main:	62.44	672.10
Ensuite									Upper:	82.11	883.83
Addl Rms:	0	Finished Lvl: 3					Garage Dim:		AbGd:		
Fpl:	Yes	Fpl Fuel: Gas					Elem Schl:	Garneau	Lowr:		
Fpl Type:	Glass Door						Jr High Schl:	McKernan	BIGd:		
Parking:	Rear Drive Access, Single Garage Attached						High Schl:	Strathcona	Total A.G.	144.55	1,555.94

Living Rm:	5.36x4.34	M	Primary Bdrm:	6.73x6.82	U
Dining Rm:	4.31x3.23	M	Bedrm 2:	6.73x4.27	U
Kitchen:	3.09x2.38	M	Bedrm 3:		
Family Rm:	6.52x3.48	B	Bedrm 4:		
Den:			Laundry Room		B
Bonus Rm			Storage Room	6.81x5.74	B

Flooring: Carpet, Ceramic Tile, Laminate Flooring **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: **Heat Fuel:**
Exterior: Brick, Vinyl **Remodel:** Bathroom, Windows, See Remarks
Site Infl: Fenced, Paved Lane, Public Transportation, Shopping Nearby, Ski Hill Nearby, See Remarks **Amen/Features:** Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks

Goods Incl: Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: 1 / 2 /

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform: Title Insurance /Yr:		Front Expos: West	
Taxes: \$3,886.08 Tax Yr: 2022		Local Improv: /Yr:	