



Edmonton 05 Alberta Avenue
9603 114 AV NW

LP: \$329,900

SP:



ACTIVE

List ID #: E4306507 **Type:** Detached Single Family
DOM: 4 **Style:** Raised Bungalow
Rms Abv Gd: 6 **Year Blt:** 1972
Bedrms: **Above:** 3 **Ttl:** 6 **Basement:** Full
Baths: 2 / 0 **Bsmt Dev:** Fully Finished
Total Flr (SF): 1,078.88 **Total Flr (M):** 100.23

Built in 1972, this 1072 sq ft raised bungalow has two lovely 3 bedrooms suites. Built in the style of an up/down duplex with two separate entrances (front and back) to each level. The main floor kitchen and bath are very retro with extended use stainless steel as accents. Nice wider plank hardwood in the living room and dining room. Tons of storage on the main, newer stove, fridge and dishwasher. The basement suite has many large windows making it very bright, all replaced in 2019, 3 bedrooms, large kitchen and sitting area. The basement bath recently has a newer tub, surround and vanity. Double detached garage with a separation wall down the middle. Shared laundry, two HE furnaces, and newer hot water tank.

Directions:

Virtual Tour: <https://vimeo.com/733070348>

Brochure: <http://www.9603-114ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	90	negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	2	0	0	Occupancy:	Tenant		Main:		
Ensuite		0	0	0	0	0				Upper:		
Addl Rms:	0	Finished Lvl:		2			Garage Dim:			AbGd:	100.23	1,078.88
Fpl:		Fpl Fuel:					Elem Schl:			Lowr:		
Fpl Type:							Jr High Schl:			BIGd:		
Parking:	Double Garage Detached							High Schl:		Total A.G.	100.23	1,078.88

Living Rm:	4.10x4.00	M	Primary Bdrm:	3.50x3.25	M	Second Living Room	4.00x2.77	B
Dining Rm:	3.40x2.94	M	Bedrm 2:	3/78x2.40	M	Second Kitchen	3.80x2.77	B
Kitchen:	3.86x2.93	M	Bedrm 3:	3.27x2.30	M			
Family Rm:			Bedrm 4:	3.50x2.32	B			
Den:			Bedroom	3.27x2.30	B			
Bonus Rm			Bedroom	3.35x2.80	B			

Flooring: Hardwood, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-2
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stucco, Wood **Remodel:**
Site Infl: Corner Lot, Fenced, Flat Site **Amen/Features:** Detectors Smoke

Goods Incl: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two **Restrict:** None Known

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

Lot Sq (M):	357.36	Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform:		Front Expos:	North
Taxes:	\$2,665.81	Local Improv:	/Yr:
	Tax Yr: 2022		