



Edmonton 16 Keheewin LP: \$169,000
#101 10915 21 AV NW SP: ACTIVE

List ID #: E4317137 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 6 **Year Blt:** 1993
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,143.35 **Total Flr (M):** 106.22

Live, Play and spend time with friends in this fabulous 40+ building! You're not only buying a home in the community, but you are also getting a fitness room, workshop to build or repair things, a games room, library, hobby/craft room, a community gathering place and underground parking with a car wash. This spacious 2 bedroom, 2 bathroom unit is open and bright. Brand new laminate and composite tile flooring has just been installed in most of this home. The in-floor heating allows you to arrange your furniture anyway you like, no need to space plan around baseboard heating. You'll find stainless steel appliances in the kitchen and a full size washer dryer in the in-suite laundry room. Safely store your vehicle in the underground parking stall with a large storage unit right beside it. This is a very walkable neighborhood to grocery stores, coffee shops, restaurants and a short drive to South Edmonton Common. Close to public transit and LRT. Easy access to the airport, Anthony Henday & Whitemud Fwy!

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:	4	3					Occupancy:	Vacant	Main:		
Ensuite							Garage Dim:		Upper:		
Addl Rms:	0	Finished Lvl:		1			Elem Schl:		AbGd:		
Fpl:		Fpl Fuel:					Jr High Schl:		Lowr:		
Fpl Type:							Jr High Schl:		BIGd:		
Parking:	Heated, Underground						High Schl:		Total A.G.	106.22	1,143.35

Living Rm:	3.82x7.64	M	Primary Bdrm:	3.36x6.60	M
Dining Rm:	2.97x3.14	M	Bedrm 2:	3.50x4.57	M
Kitchen:	2.44x3.14	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Laundry Room	3.05x1.59	M
Bonus Rm					

Flooring: Laminate Flooring, Non-Ceramic Tile, Vinyl Plank **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** In Floor Heat System
Roof: **Heat Fuel:**
Exterior: Brick, Stucco **Remodel:**
Site Infl: Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Recreation Use, Shopping Nearby **Amen/Features:** Car Wash, Exercise Room, Intercom, Laundry-Same Floor, No Animal Home, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Television
Goods Incl: Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Oven-Microwave, Refrigerator, Washer, Window Coverings **Restrict:** Adult Living, No pets allowed
Warranty: **Goods Excl:**
Front Expos: Northeast **Condo/HOA:** **Condo:** \$699.24 **HOA:**
Prop Class: Condo Amenities w/Condo, Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, TV Service,
Condo Name: Heritage Grand West
Prk Encl/TTL: 1 / 1 /

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	Northeast
Taxes:	\$1,534.71	Local Improv:	/Yr:
	Tax Yr: 2022		