



**Edmonton**      **12 Downtown**      **LP: \$339,900**  
**10221 111 ST NW**      **SP:**      **ACTIVE** M

**List ID #:** E4310872      **Type:** Lowrise Apartment  
**DOM:** 0      **Style:** Single Level Apartment  
**Rms Abv Gd:** 6      **Year Blt:** 2001  
**Bedrms:** **Above:** 2      **Ttl:** 2      **Basement:** None  
**Baths:** 2 / 0      **Bsmt Dev:** No Basement  
**Total Flr (SF):** 1,167.79      **Total Flr (M):** 108.49

Welcome to your own oasis! This main floor, corner unit, in the heart of Downtown at Railtown Estates has been meticulously maintained. Offering over 1,100 sq ft this 2 bedroom, 2 bath unit is turn key. Walking in, your bright kitchen will impress your guests w/ beautiful granite countertops, white appliances, abundance of cabinets(new hardware) & island w/ overhang. The dining nook features a CUSTOM built-in bench w/ storage (flooring underneath). Upgrades: ceramic & vinyl plank flooring, custom blinds, bathroom hardware, tiled f/p & NEST thermostat. Spacious first bedroom is adjacent to the 4-piece bath. Grand living room has a f/p w/ mantel & tv - patio access. Tucked away is your primary suite, w/ walk in closet & 3-piece en-suite – no neighbours on this side of the unit. Outside feels like your own backyard: covered patio space, w/ gas line & green space w/ gate access to walkway. Energized parking stall under carport. Walking distance to Grant MacEwan, shops, amenities & public transport.

**Directions:**

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

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30days/neg	Level	Mtr2	SqFt
<b>Full Baths:</b>	4	3					<b>Occupancy:</b> Seller		<b>Main:</b>		
<b>Ensuite</b>									<b>Upper:</b>		
<b>Addl Rms:</b>	0		<b>Finished Lvl:</b> 5				<b>Garage Dim:</b>		<b>AbGd:</b>		
<b>Fpl:</b>	Yes		<b>Fpl Fuel:</b> Gas				<b>Elem Schl:</b>		<b>Lowr:</b>		
<b>Fpl Type:</b>	Mantel						<b>Jr High Schl:</b>		<b>BIGd:</b>		
<b>Parking:</b>	220 Volt Wiring, Single Carport, Stall							<b>High Schl:</b>	<b>Total A.G.</b>	108.49	1,167.79

<b>Living Rm:</b>	4.42x4.42	M	<b>Primary Bdrm:</b>	4.11x3.05	M
<b>Dining Rm:</b>	3.96x3.05	M	<b>Bedrm 2:</b>	3.51x3.05	M
<b>Kitchen:</b>	4.57x3.05	M	<b>Bedrm 3:</b>		
<b>Family Rm:</b>			<b>Bedrm 4:</b>		
<b>Den:</b>			<b>Storage Room</b>	3.20x1.83	M
<b>Bonus Rm</b>					

**Flooring:** Ceramic Tile, Vinyl Plank      **Foundation:** Concrete  
**Construct:** Wood Frame      **Heat Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Fuel:**  
**Exterior:** Vinyl      **Remodel:**  
**Site Infl:** Fenced, Gated Community, Playground Nearby, Public Transportation, Schools, Shopping Nearby      **Amen/Features:** Intercom, Laundry-In-Suite, Parking-Visitor, Patio, Security Door

**Goods Incl:** Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount      **Restrict:** Pet Restrict/Board Approv

**Warranty:**      **Goods Excl:**  
**Front Expos:** West      **Condo/HOA:**      **Condo:** \$498.14      **HOA:**  
**Prop Class:** Condo      Heat, Insur. for Common Areas, Professional Management, Reserve Fund  
**Condo Name:** Railtown Estates      Contribution, Water/Sewer, Land/Snow Removal Common  
**Prk Encl/TTL:** / /

<b>Lot Sq (M):</b>	187.55	<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Front Expos:</b>	West
<b>Taxes:</b>	\$2,623.57	<b>Local Improv:</b>	/Yr:
	<b>Tax Yr:</b> 2022		