



Edmonton 12 Oliver
#403 10011 123 ST NW

LP: \$230,000

SP:



ACTIVE

List ID #: E4320956 **Type:** Apartment High Rise
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 1981
Bedrms: **Above:** 1 **Ttl:** 1 **Basement:** None
Baths: 1 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 885.45 **Total Flr (M):** 82.26

Enjoy ultimate downtown living with unobstructed River Valley views in executive 18+ condo with Canada Day firework views. Updated 4th floor unit is perfect for student or professional. The kitchen features upgraded cabinets with soft close, pots/pan drawers & pantry. Your large dining and living room space features engineered hardwood throughout suite. Your primary king-sized suite has an oversized walk-in closet & is spacious for your home office too. Relax in your upgraded bathroom with heat lamp, deluxe shower heads & plenty of storage. Large storage room with shelving, AC and same floor laundry complete the suite. Your suite includes an assigned underground heated parking stall & separate storage locker. Concrete building features security system, visitor parking, guest suite. Social room & fitness room being renovated. Significant upgrades to building exterior, windows & elevators recently completed. You have great transit access to 2 universities, Safeway across the street & walk to 124 St shops.

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						Occupancy:	Vacant	Main:			
Ensuite							Garage Dim:		Upper:			
Addl Rms:	0	Finished Lvl:	1				Elem Schl:		Lowr:			
Fpl:	No	Fpl Fuel:					Jr High Schl:		BIGd:			
Fpl Type:							High Schl:		Total A.G.	82.26	885.45	
Parking:	Heated, Underground											

Living Rm:	4.39x4.43m	M	Primary Bdrm:	3.95x6.91m	M
Dining Rm:	4.39x2.62m	M	Bedrm 2:		
Kitchen:	2.60x2.70m	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Storage Room	1.68x1.72m	M
Bonus Rm					

Flooring: Engineered Wood, Non-Ceramic Tile **Foundation:** Concrete
Construct: Concrete **Heat Type:** Baseboard
Roof: **Heat Fuel:**
Exterior: Stucco **Remodel:**
Site Infl: Backs onto Park/Trees, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Public Transportation, River Valley View, Schools, Shopping Nearby, View City **Amen/Features:** Air Conditioner, Closet Organizers, Exercise Room, Fire Pit, Gazebo, Guest Suite, Intercom, Laundry-Same Floor, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking,
Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings **Restrict:** Adult Living, No pets allowed
Warranty:
Front Expos: North **Goods Excl:**
Prop Class: Condo **Condo/HOA:** **Condo:** \$530.44 **HOA:**
Condo Name: Gainsborough The Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow
Prk Encl/TTL: 1 / 1 /

Lot Sq (M):	22.70	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	DC1
Conform:		Front Expos:	North
Taxes:	\$1,393.91 Tax Yr: 2022	Local Improv:	/Yr: