



**Edmonton 12 Oliver**  
**#705 10015 119 ST NW NW**

**LP: \$135,000**

**SP:**



**ACTIVE**

**List ID #:** E4324979 **Type:** Apartment High Rise  
**DOM:** 1 **Style:** Single Level Apartment  
**Rms Abv Gd:** 5 **Year Blt:** 1971  
**Bedrms:** **Above:** 2 **Ttl:** 2 **Basement:** None  
**Baths:** 1 / 0 **Bsmt Dev:** No Basement  
**Total Flr (SF):** 829.47 **Total Flr (M):** 77.06

Start your condo search here! Located half a block to the river valley Promenade and bike paths, and half a block to Jasper Ave shops & restaurants, you could easily live without a car. You'll be delighted with what you see once you step inside this beautifully renovated unit. Cozy new carpet and fresh paint is found throughout. The kitchen has been updated with white cabinets for a modern feel, and is open to the front hall as well as the dining area. This spacious unit has an ideal NE exposure, giving you morning sun and keeping your home cool in the warm summer temperatures. The primary bedroom is a very good size with two closets, and the second bedroom is also a good size. You'll be wowed by the incredibly renovated main bath with tile surround and ample counter space. It's gorgeous! You'll also appreciate lots of storage space in this unit. FREE laundry is just down the hall and your car will enjoy a covered parking spot! **BONUS:** Your condo fee includes all utilities!

**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	
<b>Full Baths:</b>	4						<b>Occupancy:</b>	Vacant	<b>Main:</b>	77.06	829.47	
<b>Ensuite</b>							<b>Garage Dim:</b>		<b>Upper:</b>			
<b>Addl Rms:</b>	0	<b>Finished Lvs:</b>	1				<b>Elem Schl:</b>		<b>AbGd:</b>			
<b>Fpl:</b>	No	<b>Fpl Fuel:</b>					<b>Jr High Schl:</b>		<b>Lowr:</b>			
<b>Fpl Type:</b>							<b>Jr High Schl:</b>		<b>BIGd:</b>			
<b>Parking:</b>	Parkade, Single Carport, Stall, See Remarks							<b>High Schl:</b>		<b>Total A.G.</b>	77.06	829.47

<b>Living Rm:</b>	5.28x3.73	M	<b>Primary Bdrm:</b>	4.24x3.52	M
<b>Dining Rm:</b>	2.38x2.2	B	<b>Bedrm 2:</b>	4.27x2.73	M
<b>Kitchen:</b>	2.26x2.22	M	<b>Bedrm 3:</b>		
<b>Family Rm:</b>			<b>Bedrm 4:</b>		
<b>Den:</b>			<b>Storage Room</b>	1.74x1.34	M
<b>Bonus Rm</b>					

**Flooring:** Carpet, Linoleum

**Foundation:** Concrete

**Construct:** Concrete

**Heat Type:** Hot Water

**Roof:**

**Heat Fuel:**

**Exterior:** Stucco

**Remodel:** Bathroom, Kitchen, Substantial, Windows

**Site Infl:** Golf Nearby, Park/Reserve, Public Transportation, Shopping Nearby, View City, See Remarks

**Amen/Features:** Laundry-Same Floor, No Smoking Home, Vinyl Windows, See Remarks

**Goods Incl:** Refrigerator, Stove-Electric, Window Coverings

**Restrict:** None Known

**Warranty:**

**Goods Excl:**

**Front Expos:** Northeast

**Condo/HOA:** **Condo:** \$552.00

**HOA:**

**Prop Class:** Condo

Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Utilities, Land/Snow Removal Common

**Condo Name:** Canterbury Place

**Prk Encl/TTL:** / 1 /

**Lot Sq (M):** 35.81

**Lot Dimen:**

**Frontage (M):**

**Lot Shape:**

**Depth (M):**

**Zoning:**

**Conform:** /Yr:

**Front Expos:** Northeast

**Taxes:** \$1,450.24 **Tax Yr:** 2022

**Local Improv:** /Yr: