



Edmonton **15 Pleasantview_EDMO** **LP:** \$788,000
5903 108A ST NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4151394
Style:	Bungalow	Bdrms Above:	1
Year Built:	1971	Bdrms Total:	3
Full Baths:	3	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,429.46	Tot A.G. SqM:	132.80

This 1,429 sq ft custom bungalow sits on a 9400 sq ft lot in the heart of Pleasantview! Meticulously maintained & thoughtfully upgraded, this home is truly in move-in condition. The open beam main floor features a large living room with solid hardwood floors, gas fireplace, a generous dining area and a large white kitchen with island. The master suite is a beautiful retreat featuring an ensuite bath with Kohler shower and 2 closets. There's a spacious back entry and an incredible main floor laundry room with loads of storage! The basement offers a family room with gas fireplace, 2 bedrooms, a 4-piece bath, workshop and storage! The majority of the windows are triple pane, and the roof is just 10 years old. Recently renovated, the over sized double garage has an all-new interior including the floor. From the large private patio with fire pit to the fenced garden area, you'll appreciate the beauty of the outdoor areas this home offers. The location and condition of this home puts it in a class of its own!

Directions:

Virtual Tour: <https://youtu.be/BFIlrBsQ51M> **Brochure:** <http://www.5903-108A-Street.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	2	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y Fireplace Type: Brick Facing Fireplace Fuel: Gas						Lowr:		
Parking:	Double Garage Attached, Front Drive Access, Over Sized, See Remarks						BIGd:		
Garage Dim:	Prk Encl/Ttl: 2 / 4						Total A.G.:	132.80	1,429.46

Living Room:	3.74x5.12	M	Master Bedroom:	3.87x5.40	M	Workshop	3.66x4.49	B
Dining Room:	2.72x4.03	M	Bedroom 2:	2.80x3.91	B			
Kitchen:	3.71x4.65	M	Bedroom 3:	2.77x3.56	B			
Family Room:	3.87x9.41	B	Bedroom 4:					
Den:			Laundry Room	2.14x2.60	M			
Bonus Room:								

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Brick, Vinyl	Features:	Barbecue-Built-In, Fire Pit, No Animal Home, No Smoking Home, Open Beam, Patio, Workshop, See Remarks
Site Influences:	Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks		

Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: Lendrum, Mount Pleasant **Jr. High School:** Allendale **Sr High School:** Strathcona

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	874.30	Lot Shape:	Reverse Pie	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:	Phone List Associate/Broker	Conform Yr:	2018	Front Expos:	West
Taxes:	\$4,845.69 2017	Local Improve:			