

RESIDENTIAL

5903 108A ST NW

ACTIVE

LP: \$760,000



Property Class: Single Family
Area: Edmonton
Community: Pleasantview_EDMO
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 6081NY **Blk:** 10A **Lot:** 15A **Unit:** **UF:**
Linc #: 0016407892
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4151394
Postal Code: T6H 3A2
Zone: Zone 15
Year Built: 1971
Ownership: PRIV
Conform: PHLB 2018
Restrictions: N-KNW



To book a showing: During office hours (Mon-Fri 9am-8pm, Sat-Sun 10am-4pm) please TEXT 587-776-3261. Outside of those hours please CALL 780-437-2030. After the showing, we will be emailing you for feedback. Thanks for showing!

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 Kholer 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 oversized 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!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	0	0	2	0	0	Ensuite Bath:	0	1	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	1		Total Bdrms:	3						Main Level:
Living Rm:	3.74x5.12		M	Master Bdrm:	3.87x5.40	M	Laundry Room	2.14x2.60	M					Upper:
Dining Rm:	2.72x4.03		M	Bedroom 2:	2.80x3.91	B	Workshop	3.66x4.49	B					Above Grade:
Kitchen:	3.71x4.65		M	Bedroom 3:	2.77x3.56	B								Lower Level:
Family Rm:	3.87x9.41		B	Bedroom 4:										Below Grade:
Den:				Bonus Rm:										Total A.G.: 132.80 1,429.46

Fireplace Y/N: Y	F/P Fuel: Gas	Fireplace Type: Brick Facing
Heating: Forced Air-1	Heat Source: Natural Gas	Roof Type: Tar & Gravel
Construction: Wood Frame	Foundation: Concrete	Basement: Full / Fully Finished
Exterior: Brick, Vinyl		Sec Suite Y/N: N 2nd Suite Permit By Seller:
Features: Barbecue-Built-In, Fire Pit, No Animal Home, No Smoking Home, Open Beam, Patio, Workshop, See Remarks		Flooring: Carpet, Ceramic Tile, Hardwood
		Goods Excluded:
Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two		Lot Shape: Reverse Pie Lot SqM: 874.30
		Front Exp: W Unit Exp:
		Frontage: Depth:
Site Influences: Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks		Tax Amt/Yr: \$4,845.69 / 2017 LI/Yr: /
Parking: Double Garage Attached, Front Drive Access, Over Sized, See Remarks		Zoning:
Virtual Tour: https://youtu.be/BFIlrBsQ51M		Elem. School: Lendrum, Mount Pleasant
Brochure: http://www.5903-108A-Street.com		Jr High School: Allendale
		Sr High School: Strathcona
		Other School: McKee, U of A

Condo Name:	Total Units:	Total Floors:	Floor	Floor #:
Encl Parking: 2	Parking Unit:	Park Plan Type:	Park Plan Desc:	
Condo Fee:	Condo Fee Incl:			
HOA Fee:	HOA Fee Incl:			

Seller Name: Fredrick John and Sharon Joanne McBean	Appointment: Call Lister, Keysafe, Must Confirm Appointment
Appt Name: Schmidt Realty Group Inc.	Appt Phone: 780-437-2030
List Agent: Kathy Schmidt	Listing Date: 4/10/2019
Agent E-mail: kathy@weselledmonton.com	Agent URL: http://www.weselledmonton.com
List Office: Schmidt Realty Group Inc - Off#: 780-437-2030	Occupancy: Seller DOM: 34
List Agent 2:	Possession: Possession Days: 30 Possession Notes: Negotiable
List Office 2:	Co-Operating Commission: 3.5/1.5

Pending Date:	Sold Price:	Input Date: 4/10/2019 2:24 PM
Sold Date:	Adjustmnt Date:	Expiration: 6/12/2019
Buyer Agent:	Buyer Agent 2:	
Buyer Office:	Buyer Office 2:	