



Edmonton 12 Oliver **LP: \$349,900**
#706 9741 110 ST NW **SP:** **ACTIVE** M

List ID #: E4333197 **Type:** Apartment High Rise
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 1999
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,067.04 **Total Flr (M):** 99.13

Gorgeous views of the legislature grounds and Walterdale Bridge from this beautiful 2 bedroom, 2 full bath condo in Grandin Manor. Watch the sunrise or catch the glow of the sunsets on the Legislature! Adult condo complex in Oliver walking distance to the river valley, the LRT, the UofA & all the amenities/shopping at Jasper and 109 Street. A quiet, well-managed complex, no pets, with an on-site manager to keep things running smoothly. Great floor plan with lots of natural light and windows to the east, north & west. Vinyl plank flooring throughout with ceramic tile in the kitchen & baths. Primary bedroom has a large walk-in closet & full ensuite while the spare bedroom also has its own walk-in and a cheat door to the second full bath. Gas hook-up for the barbecue and A/C for those hot summer days which will be here soon! In-suite laundry with some extra storage & there's a storage cage #45 on P1. One titled parking stall #214 also on P1 and a secured bike room & exercise room on main floor. It's a gem

Directions:

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

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	15	negotiable	Level	Mtr2	SqFt
Full Baths:	4	3					Occupancy:	Vacant		Main:		
Ensuite							Garage Dim:			Upper:		
Addl Rms:	0	Finished Lvl:		1			Elem Schl:			Lowr:		
Fpl:		Fpl Fuel:					Jr High Schl:			BIGd:		
Fpl Type:							High Schl:			Total A.G.	99.13	1,067.04
Parking:	Underground											

Living Rm:	3.95x3.42	M	Primary Bdrm:	4.24x3.73	M
Dining Rm:	4.56x3.04	M	Bedrm 2:	3.68x3.32	M
Kitchen:	3.58x2.91	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Laundry Room	2.91x1.67	B
Bonus Rm					

Flooring: Ceramic Tile, Vinyl Plank **Foundation:** Concrete
Construct: Concrete **Heat Type:** Heat Pump
Roof: **Heat Fuel:**
Exterior: Brick **Remodel:**
Site Infl: Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown **Amen/Features:** Air Conditioner, Detectors Smoke, Exercise Room, Intercom, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Natural Gas BBQ Hookup
Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrict:** Adult Living, No pets allowed
Warranty: **Goods Excl:**
Front Expos: South **Condo/HOA:** **Condo:** \$570.00 **HOA:**
Prop Class: Condo Amenities w/Condo, Exterior Maintenance, Heat, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, See Remarks,
Condo Name: Grandin Manor
Prk Encl/TTL: / / 0023891

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	South
Taxes:	\$3,078.82	Local Improv:	/Yr:
	Tax Yr: 2022		