



**Edmonton** **King Edward Park** **LP:** **\$214,900**  
 #135 7825 71 ST NW T6B 3R9 **SP:** **M**

**Listing ID #** E4339790 **ACTIVE**  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment  
**Year Built** 2011  
**Full Baths** 2  
**Half Baths** 0  
**Total Baths** 2.0  
**Tot Flr AG SqFt** 898.47  
**Sold Date**  
**Bedrooms Above** 2  
**Bedrooms Total** 2  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 83.47

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to Urban Village, all the perks of a mature neighbourhood in a beautiful modern building. Located in desirable King Edward Park this 2 bedroom 2 bath unit features almost 900sq feet of living space. The open concept living room/kitchen space is perfect for entertaining. Featuring stainless steel appliances and modern cabinets, along with ample space for a full size dining table. 2 large bedrooms, including a walk in closet and 3 piece en suite for the primary, and a 4 piece main bath. Keep cool on hot summer days with your balcony mounted AC unit. Extra storage, in-suite laundry, and complete with titled underground parking and storage cage. The building also features a full sized pool, conference room massive gym. This unit has it all!

**Directions**

Living Room	3.95x3.48	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4	1	4	M	No	Main		
Kitchen	4.11x3.62	M		2	3	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.91x3.04	M		6				Tot Flr AG	83.47	898.47
Bedroom 2	3.1x3.0	M		7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Baseboard  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Brick, Stucco  
**Flooring** Carpet, Laminate Flooring  
**Features** Air Conditioner, Carbon Monoxide Detectors, No Animal Home, No Smoking Home, Sprinkler System-Fire, Vinyl Windows, Storage Cage

**Construction** Wood Frame  
**Basement** None  
**Basement Dev** No Basement  
**Separate Ent**  
**2nd Suite**  
**Garden Suite**  
**Lot Shape**  
**Lot Size SqM** 59.85  
**Zoning**  
**Tax Amount** \$1,670.82 / 2022  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

**Site Features** Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

**Parking** Heated, Parkade, Underground

**Warranty**  
**Fireplace**  
**FP Fuel**  
**FP Type**  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

Road Access	Paved	Park Encl/Tot	1 / 1	Garage Dim
<b>Condo Name</b>	Urban Village	<b>Floor Location</b>	Ground	<b>Floor#</b> 1
<b>Condo Fee</b>	\$479.81	<b>#Floors in Build</b>	4	<b>Elevator</b> Yes
<b>Fee Includes</b>	Amenities w/Condo, Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution, Water/Sewer	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>
		<b>Titled Storage</b>	No	
		<b>Parking Type</b>	Titled	
		<b>Unit Exposure</b>	W	