



**Edmonton**                      **21 Grovenor**                      **LP:**                      **\$399,900**  
 10140 143 ST NW                      **SP:**                      **ACTIVE** M

**Type:** Townhouse                      **Listing ID#:** E4149235  
**Style:** 2 and Half Storey                      **Bdrms Above:** 2  
**Year Built:** 2012                      **Bdrms Total:** 3  
**Full Baths:** 3                      **Basement:** Full  
**Half Baths:** 1                      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 1,449.70                      **Tot A.G. SqM:** 134.68

Welcome to Grovenor! On the south side of Stony Plain Road, this beautifully refinished 2 and half storey condo has everything you need. New hardwood floors greet you as you walk through the door. The warm natural gas fireplace in the living room will keep you cozy in the winter months. The main floor also boasts a bright dining room and large kitchen with stainless steel appliances, granite counters and maple cabinets. Tucked away at the back is the main floor laundry! The second floor has TWO master suites, each with a walk-in closet and full ensuite. The third floor loft is a vast bright room with a balcony that overlooks the neighbourhood. The basement has a third bedroom and bathroom and with a large 'family room' that could possibly turn this area into a second suite. There is a detached single garage with parking behind as well. Being an end unit of this triplex, it has big bright windows on three sides that flood it with natural light! \*\*\*Some photos have been virtually staged\*\*\*

**Directions:**

**Virtual Tour:** <https://youtu.be/G5WeDDe6Kno>                      **Brochure:** <http://www.10140-143st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	1	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	4						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y						<b>Lowr:</b>		
<b>Fireplace Type:</b>	Tile Surround						<b>BIGd:</b>		
<b>Fireplace Fuel:</b>	Gas						<b>Total A.G.:</b>	134.68	1,449.70
<b>Parking:</b>	Single Garage Detached								
<b>Garage Dim:</b>									
<b>Prk Encl/Ttl:</b>	1 / 2								

<b>Living Room:</b>	M	<b>Master Bedroom:</b>	U
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	U
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	L
<b>Family Room:</b>	L	<b>Bedroom 4:</b>	
<b>Den:</b>	L		
<b>Bonus Room:</b>	U		

**Flooring:** Carpet, Ceramic Tile, Hardwood                      **Foundation:** Concrete  
**Construction:** Wood Frame                      **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles                      **Heat Source:** Natural Gas  
**Exterior:** Brick, Stucco                      **Features:** Air Conditioner, Deck, Hot Water Natural Gas, Laundry-In-Suite, No Smoking Home, Infill Property  
**Site Influences:** Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby

**Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer                      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:**                      **Jr. High School:**                      **Sr High School:**

<b>Condo Name:</b>	No Name	<b>Condo Fee Incl:</b>	Insur. for Common Areas, Reserve Fund Contribution
<b>Condo Fee:</b>	\$250.00	<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>	Yes	<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

**Total Lot M2:**                      **Lot Shape:**                      **Lot Dimen:**  
**Frontage:**                      **Depth:**                      **Zoning:**  
**Conform:**                      **Conform Yr:**                      **Front Expos:** East  
**Taxes:** \$3,331.40 2018                      **Local Improve:**