



**Edmonton**  
17825 99 ST NW

**27 Elsinore**

**LP: \$299,900**

**SP:**



**ACTIVE**

**Type:** Half Duplex  
**Style:** Bungalow  
**Year Built:** 1992  
**Full Baths:** 2  
**Half Baths:** 0  
**Tot A.G. SqFt:** 1,167.89

**Listing ID#:** E4140284  
**Bdrms Above:** 2  
**Bdrms Total:** 3  
**Basement:** Full  
**Bsmnt Dev:** Fully Finished  
**Tot A.G. SqM:** 108.50

Looking for a 45+ bungalow unit that's as pretty as a showhome? Fresh & clean, newly renovated with gorgeous modern floors, all new paint & light fixtures, this one outshines the rest! Absolutely immaculate, this bright home is located in a smaller, quiet complex, tucked into the neighbourhood. Sunlight floods into the sunny, south facing living room & dining room - lots of room for even the largest dining room furniture. The kitchen is modern and light, with room for a dinette, and features lots of counter space & patio doors leading to the back deck. The master bedroom is huge and has had a custom closet added, and there's a good-sized 2nd bdrm, 4 pc bath & super convenient main floor laundry with gorgeous new machines. Lovely high-end custom Wigger draperies throughout. Downstairs you'll find a huge family room, 3rd bdrm, craft room, bathroom and lots of storage space. Good mechanicals too. There's a double garage attached - so nice in the winter! Gorgeous unit - don't buy until you come see this one!

**Directions:**

**Virtual Tour:** <https://youtu.be/FsTSzmSKZ20>

**Brochure:** <http://www.17825-99st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
<b>Baths:</b>	0	0	1	1	0	0
<b>Ensuite Baths:</b>		0	0	0	0	0
<b>Finish Levels:</b>	2					
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>					
<b>Parking:</b>	Single Garage Attached					
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> /					

	Level	SqM	SqFt
<b>Main:</b>		108.50	1,167.89
<b>Uppr:</b>			
<b>AbGd:</b>			
<b>Lowr:</b>			
<b>BIGd:</b>		100.40	1,080.71
<b>Total A.G.:</b>		108.50	1,167.89

<b>Living Room:</b>	4.86x3.42	M	<b>Master Bedroom:</b>	4.56x4.31	M	<b>Storage Room</b>	6.25x4.04	L
<b>Dining Room:</b>	3.04x2.69	M	<b>Bedroom 2:</b>	3.24x3.48	M			
<b>Kitchen:</b>	4.09x3.63	M	<b>Bedroom 3:</b>	3.63x2.89	L			
<b>Family Room:</b>	6.18x3.82	L	<b>Bedroom 4:</b>					
<b>Den:</b>	4.98x3.27	L	<b>Laundry Room</b>	1.65x1.5	M			
<b>Bonus Room:</b>								

**Flooring:** Carpet, Laminate Flooring

**Foundation:** Concrete

**Construction:** Wood Frame

**Heating Type:** Forced Air-1

**Roof:** Asphalt Shingles

**Heat Source:** Natural Gas

**Exterior:** Vinyl

**Features:** Deck, Laundry-In-Suite, No Smoking Home

**Site Influences:** Public Transportation, Shopping Nearby

**Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings

**Restrictions:** Adult Living

**Goods Excluded:**

**Warranty:**

**Elem School:**

**Jr. High School:**

**Sr High School:**

<b>Condo Name:</b>	Amberwood Castlebrook	<b>Condo Fee Incl:</b>	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Reserve Fund Contribution
<b>Condo Fee:</b>	\$254.00	<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

**Total Lot M2:**

**Lot Shape:**

**Lot Dimen:**

**Frontage:**

**Depth:**

**Zoning:**

**Conform:**

**Conform Yr:**

**Front Expos:** South

**Taxes:** \$2,623.43 2018

**Local Improve:**