



Edmonton
17825 99 ST NW

27 Elsinore

LP: \$288,800

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
Baths:	0	0	1	1	0	0
Ensuite Baths:		0	0	0	0	0
Finish Levels:	2					
Fireplace Y/N:	Fireplace Type:					
Parking:	Double Garage Attached					
Garage Dim:	Prk Encl/Ttl: /					

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

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

Flooring: Carpet, Laminate Flooring
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Site Influences: Public Transportation, Shopping Nearby

Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Deck, Laundry-In-Suite, No Smoking Home

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:

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

Total Lot M2:

Lot Shape:

Lot Dimen:

Frontage:

Depth:

Zoning:

Conform:

Conform Yr:

Front Expos: South

Taxes: \$2,623.43 2018

Local Improve: