



Edmonton **02 Kilkenny** **LP: \$150,000**
137 CORNELL CO NW **SP:** M

ACTIVE

Type:	Townhouse	Listing ID#:	E4138499
Style:	2 Storey	Bdrms Above:	3
Year Built:	1971	Bdrms Total:	3
Full Baths:	1	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Partly Finished
Tot A.G. SqFt:	924.09	Tot A.G. SqM:	85.85

Amazing location backing onto green space, this 2-storey townhouse in North Edmonton. Complex is very well maintained. Many upgrades recently done: exterior siding (2016), roof (2016-15), furnace(2015), fence (2014-2013), bathroom (2011), dishwasher (2010), washer/dryer (2010), and hot water tank (2009). Galley kitchen with plenty of cupboard and countertop space, dining nook and open to living room. Large windows through out for an abundance of natural light in the unit. Laminate and tile flooring on main floor. Upstairs there's 3 bedrooms and a completely renovated 4-piece bathroom with soaker tub. Basement is partially finished, ideal for storage space. Outside enjoy your south facing, fully fenced patio space with grass (condo board approves to changing your backyard space if owner chooses to do so). Not looking into any neighbours. Walking distance to Londonderry Mall, Rec Center, many surrounding schools, public transport and quick access to Anthony Henday and Yellowhead Trail.

Directions:

Virtual Tour: <https://youtu.be/XAHHUKJKPa8> **Brochure:** <http://www.137-CornellCourt.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:	45.42	488.90
Ensuite Baths:		0	0	0	0	0	Uppr:	40.43	435.19
Finish Levels:	2						AbGd:		
Fireplace Y/N:	N		Fireplace Type:		Fireplace Fuel:		Lowr:		
Parking:	Stall						BIGd:		
Garage Dim:				Prk Encl/Ttl:	/ 1		Total A.G.:	85.85	924.09

Living Room:	5.56x3.15	M	Master Bedroom:	3.97x2.94	U
Dining Room:	2.55x2.33	M	Bedroom 2:	2.65x2.56	U
Kitchen:	5.56x2.33	M	Bedroom 3:	3.10x2.53	U
Family Room:			Bedroom 4:		
Den:					
Bonus Room:	5.67x3.05	B			

Flooring:	Carpet, Laminate Flooring, Non-Ceramic Tile	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	Laundry-In-Suite, No Smoking Home, Parking-Plug-Ins, Parking-Visitor
Site Influences:	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby	Restrictions:	Pet Restrict/Board Approv
Goods Included:	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings		

Goods Excluded:

Warranty:

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

Condo Name:	Cornell Court	Condo Fee Incld:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution
Condo Fee:	\$290.00	HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	239.31	Lot Shape:	Lot Dimen:
Frontage:		Zoning:	
Conform:		Front Expos:	North
Taxes:	\$1,320.39 2018	Local Improve:	