



**Edmonton**  
137 CORNELL CO NW

**02 Kilkenny**

**LP: \$140,000**

**SP:**



**ACTIVE**

**Type:** Townhouse  
**Style:** 2 Storey  
**Year Built:** 1971  
**Full Baths:** 1  
**Half Baths:** 0  
**Tot A.G. SqFt:** 924.09

**Listing ID#:** E4144369  
**Bdrms Above:** 3  
**Bdrms Total:** 3  
**Basement:** Full  
**Bsmnt Dev:** Partly Finished  
**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: fridge (2019), exterior siding (2016), roof (2016-15), furnace(2015), fence (2014-2013), bathroom (2011), dishwasher (2010), washer/dryer (2010), & 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 & tile flooring on main floor. Upstairs there's 3 bedrooms & 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 & Yellowhead Trail.

**Directions:**

**Virtual Tour:** <https://youtu.be/XAhHUKJKPa8>

**Brochure:** <http://www.137-CornellCourt.com>

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

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

**Flooring:** Carpet, Laminate Flooring, Non-Ceramic Tile  
**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Stucco  
**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

**Foundation:** Concrete  
**Heating Type:** Forced Air-1  
**Heat Source:** Natural Gas  
**Features:** Laundry-In-Suite, No Smoking Home, Parking-Plug-Ins, Parking-Visitor

**Goods Included:** Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

**Restrictions:** Pet Restrict/Board Approv

**Goods Excluded:**

**Warranty:**

**Elem School:**

**Jr. High School:**

**Sr High School:**

<b>Condo Name:</b>	Cornell Court	<b>Condo Fee Incl:</b>	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution
<b>Condo Fee:</b>	\$290.00	<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:**

**Frontage:**

**Conform:**

**Taxes:** \$1,320.39 2018

**Depth:**

**Conform Yr:**

**Lot Shape:**

**Zoning:**

**Front Expos:** North

**Local Improve:**

**Lot Dimen:**