



Edmonton **35 Kirkness**

LP: **\$129,800**

#417 600 KIRKNESS RD NW

SP:



ACTIVE

Type:	Lowrise Apartment	Listing ID#:	E4140175
Style:	Multi Level Apartment	Bdrms Above:	2
Year Built:	1981	Bdrms Total:	2
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	973.82	Tot A.G. SqM:	90.47

Incredible TOP FLOOR condo with a loft in North Edmonton! Just under 1000 square feet, this is a fantastic property for students, first time buyers and investors! The open concept galley style kitchen overlooks the dining room that has a built in space-saving table and the large living room. Plus upstairs is the amazing loft area that is truly unique and can be used for so many purposes. On the main floor there is also your large master bedroom that can easily fit a king size bed, as well as your own walk through closet with tons of closet space and connects to the main bathroom. An additional bedroom and storage room complete the floor! The floors and paint have been updated throughout and offer a modern feel for you to finish with. Outside is a large balcony that offers another storage room & has a great view to the west. The complex has had many upgrades, and has an elevator and laundry on each floor. Excellent access to transit, the LRT, shopping, schools & more. ***Main photo virtually staged***

Directions:

Virtual Tour:

Brochure: <http://www.417-600-KirknessRoad.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:			Fireplace Fuel:			Lowr:		
Parking:	On Street, Stall						BIGd:		
Garage Dim:	Prk Encl/Ttl:			/			Total A.G.:	90.47	973.82

Living Room:	13'0 x 10'6	M	Master Bedroom:	13'0 x 11'0	M
Dining Room:	8'0 x 8'0	M	Bedroom 2:	11'0 x 8'6	M
Kitchen:	8'0 x 7'6	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:			Loft	14'6 x 8'8	U
Bonus Room:					

Flooring:	Carpet, Laminate Flooring, Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Baseboard
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Brick, Vinyl	Features:	Handicap Access, Intercom, Laundry-Common, Laundry-Same Floor, Parking-Plug-Ins, Patio, Security Door, Storage-In-Suite, Vaulted Ceiling
Site Influences:	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Refrigerator, Stove-Electric

Restrictions: Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: www.edmonton.ca

Jr. High School: www.edmonton.ca

Sr High School: www.edmonton.ca

Condo Name:	Diamond Ridge	Condo Fee Incl:	Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Professional Management, Reserve Fund Contribution,
Condo Fee:	\$389.00	HOA Fee:	
Floor Location:	Top	Floor Number:	4
Balcony/Terrace	Yes	Unit Exposure:	W
		HOA Fee Incl:	

Total Lot M2:

Frontage:

Conform:

Taxes: \$968.57 2018

Depth:

Conform Yr:

Lot Shape:

Zoning:

Front Expos: South

Local Improve:

Lot Dimen: