



**Edmonton**      **02 Northmount**      **LP: \$375,000**  
 14232 83 ST NW      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4140491
<b>Style:</b>	Bungalow	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	1971	<b>Bdrms Total:</b>	4
<b>Full Baths:</b>	2	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	1,297.82	<b>Tot A.G. SqM:</b>	120.57

Beautiful, updated and fully-finished 1,297 sq ft bungalow with 2 single car garages, RV parking, Central Vacuum & SUITE Potential. The main floor offers a traditional, yet modern layout with a window opening between your gorgeous kitchen and living room. The renovated eat-in kitchen has classic white cabinets, modern tiling on the floors and backsplash, granite countertops and undermount sink. The living room has beautiful flooring & large picture windows which connects to your formal dining room area. The master bedroom has his & her closets, along with your own ensuite, 2 additional bedrooms and a fully renovated bathroom. Downstairs offers a huge family room with a wet bar, storage room, flex space, fourth bedroom, a 3-piece Bathroom and large laundry room. There is a second entrance that could work well for suite development, and with some easy upgrades, this would be a fantastic space suitable for many purposes. Outside is your large backyard with another single garage and potential for RV parking.

**Directions:**

**Virtual Tour:** <https://youtu.be/TZrh7bCQNNw>      **Brochure:** <http://www.14232-83st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		1	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>			<b>Fireplace Fuel:</b>			<b>Lowr:</b>		
<b>Parking:</b>	Single Garage Attached, Single Garage Detached						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b>			/			<b>Total A.G.:</b>	120.57	1,297.82

<b>Living Room:</b>	12'01x19'04	M	<b>Master Bedroom:</b>	12'02x11'07	M
<b>Dining Room:</b>	8'10x10'06	M	<b>Bedroom 2:</b>	13'04x8'10	M
<b>Kitchen:</b>	17'08x9'03	M	<b>Bedroom 3:</b>	8'10x11'0	M
<b>Family Room:</b>	25'04x19'08	B	<b>Bedroom 4:</b>	10'07x11'0	B
<b>Den:</b>			<b>Flex Space</b>	10'06x17'06	B
<b>Bonus Room:</b>					

<b>Flooring:</b>	Carpet, Ceramic Tile, Laminate Flooring	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Metal	<b>Features:</b>	Patio, R.V. Storage, See Remarks
<b>Site Influences:</b>	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks		

**Goods Included:** Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings      **Restrictions:** None Known

**Goods Excluded:** Curtains

**Warranty:**

**Elem School:** [www.edmonton.ca](http://www.edmonton.ca)      **Jr. High School:** [www.edmonton.ca](http://www.edmonton.ca)      **Sr High School:** [www.edmonton.ca](http://www.edmonton.ca)

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<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>	

<b>Total Lot M2:</b>	557.22	<b>Lot Shape:</b>	Irregular	<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	East
<b>Taxes:</b>	\$3,066.46 2018	<b>Local Improve:</b>			