



Edmonton **06 Newton** **LP:** \$299,900
11849 54 ST NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4170747
Style:	Bungalow	Bdrms Above:	3
Year Built:	1961	Bdrms Total:	4
Full Baths:	2	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,039.37	Tot A.G. SqM:	96.56

INVESTOR and FIRST TIME HOME BUYER ALERT! Step out of the heat, into this centrally air conditioned, solid 3+1 bedroom bungalow that has been recently upgraded with new shingles, furnace, and hot water tank. The main floor features a nice-sized living room, open kitchen/dining room, 3 bedrooms and a 4-pc bath. The bright and cheerful, open concept basement features a family room, second kitchen, bedroom, 3-pc bath and laundry room. House is nicely situated up off the street providing a little extra privacy for the cozy front yard enhanced by thriving strawberry plants and raspberry bushes. This home has ample parking with its double detached garage and generous parking out back. Close to the River Valley, Floden and Rundle Parks and the Borden Park with its natural swimming pool, and easy access to the Yellowhead and Anthony Henday Drive.

Directions:

Virtual Tour: <https://youtu.be/YGA2UuAz1KE> **Brochure:** <http://www.11849-54st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	1	1	0	0	Main:	96.56	1,039.37
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:			Fireplace Fuel:			Lowr:		
Parking:	Double Garage Detached, Insulated						BIGd:	87.54	942.28
Garage Dim:	Prk Encl/Ttl:			2 / 4			Total A.G.:	96.56	1,039.37

Living Room:	5.49 x 3.81	M	Master Bedroom:	3.05 x 2.74	M	Laundry Room	2.90 x 2.13	B
Dining Room:	2.44 x 2.44	M	Bedroom 2:	3.66 x 2.44	M			
Kitchen:	3.81 x 3.20	M	Bedroom 3:	2.74 x 2.74	M			
Family Room:	5.49 x 3.35	B	Bedroom 4:	6.10 x 3.35	B			
Den:			Second Kitchen	3.66 x 2.13	B			
Bonus Room:								

Flooring:	Ceramic Tile, Hardwood, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Air Conditioner, Patio, Vinyl Windows
Site Influences:	Back Lane, Public Transportation, Shopping Nearby, Partially Fenced		

Goods Included: Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: Montrose **Jr. High School:** Highlands **Sr High School:** Eastglen

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	376.84	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	West
Taxes:	\$2,441.00 2018	Local Improve:	\$147		