



**Edmonton**      **15 Strathcona**      **LP:** \$150,000  
 #5 9630 82 AV NW      **SP:** M

**ACTIVE**

<b>Type:</b>	Lowrise Apartment	<b>Listing ID#:</b>	E4211545
<b>Style:</b>	Single Level Apartment	<b>Bdrms Above:</b>	1
<b>Year Built:</b>	1958	<b>Bdrms Total:</b>	1
<b>Full Baths:</b>	1	<b>Basement:</b>	None
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	No Basement
<b>Tot A.G. SqFt:</b>	636.37	<b>Tot A.G. SqM:</b>	59.12

Buyers and investors for Strathcona and Ritchie area. This main floor (above grade) 1 bedroom, 1 bathroom condo in Strathcona is turn key. Separate foyer entrance leads into your living and dining room with laminate flooring throughout. Kitchen features porcelain floor tile, all stainless steel appliances, granite countertops, mosaic backsplash, built-in wine shelf, breakfast bar, plenty of cabinets and countertop space. Off the kitchen is a large bedroom - comfortably fits a queen size bed. If all that wasn't enough, enjoy the luxury of in-suite laundry. Close proximity to Whyte Ave, Faculty St. Jean and UofA. Walking distance to trendy Ritchie shops, café, restaurants, amenities and public transportation. NO PETS allowed. Freshly painted and new carpet August 2020. Your energized parking stall is in the parking lot right outside the Complex door. Plenty of street parking out front of the Complex is available for visitors.

**Directions:**

**Virtual Tour:** <https://youtu.be/y5WFYAB19x0>

**Brochure:** <http://www.5-9630-82ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	4						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	N		<b>Fireplace Type:</b>		<b>Fireplace Fuel:</b>		<b>Lowr:</b>		
<b>Parking:</b>	220 Volt Wiring, Stall						<b>BIGd:</b>		
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/ 1		<b>Total A.G.:</b>	59.12	636.37

<b>Living Room:</b>	4.85x4.53	M	<b>Master Bedroom:</b>	4.55x3.24	M
<b>Dining Room:</b>			<b>Bedroom 2:</b>		
<b>Kitchen:</b>	4.54x2.81	M	<b>Bedroom 3:</b>		
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</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>	Baseboard
<b>Roof:</b>	Roll Roofing	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Vinyl	<b>Features:</b>	Intercom, Laundry-In-Suite, Security Door
<b>Site Influences:</b>	Back Lane, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

**Restrictions:** No pets allowed

**Goods Excluded:**

**Warranty:**

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

<b>Condo Name:</b>	Strathcona Square Suites	<b>Condo Fee Incl:</b>	Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer
<b>Condo Fee:</b>	\$328.90	<b>HOA Fee:</b>	
<b>Floor Location:</b>	Ground	<b>Floor Number:</b>	1
<b>Balcony/Terrace:</b>	No	<b>Unit Exposure:</b>	E, N
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>		<b>Lot Shape:</b>		<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	West
<b>Taxes:</b>	\$1,543.68 2019			<b>Local Improve:</b>	