



Edmonton
15232 73 ST NW

02 Kilkenny

LP: \$424,800

SP:



ACTIVE

Type: Detached Single Family
Style: Bungalow
Year Built: 1982
Full Baths: 3
Half Baths: 0
Tot A.G. SqFt: 1,193.51

Listing ID#: E4188176
Bdrms Above: 3
Bdrms Total: 5
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 110.88

INVESTORS - lovely 3 bdrm main floor with LEGAL 2 bedroom SECONDARY SUITE! Inspected & certified by City of Edmonton. Stellar location, backing directly onto a park - updated & well-maintained. Occupy the main floor, rent the basement suite. There's a sunny, open concept living room with dark hardwood, bay window, eating area & open kitchen. Fully modernized bath with soaker tub, tile, 2 sinks and window to the park. Master bdrm is extra-spacious with full ensuite. 2 more bdrms on main level. The LEGAL SUITE is accessible from the back of the home, with locked off entry & shared laundry. EXCEPTIONALLY light & airy basement suite with large, bright windows above grade, lam flooring, giant kitchen with natural wood butcher block counters, huge living room with cozy fireplace, two large bdrms & full bath. Great mechanicals & appliances, multi-level deck, gazebo, ATTACHED 2car garage - all with excellent curb appeal. Top floor may rent for \$1250 + \$300 utilities. Suite may rent for \$1000 + \$300 utilities.

Directions:

Virtual Tour: <https://youtu.be/qaFop-zbjgA>

Brochure: <http://www.15232-73st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	1	0	Main:	110.88	1,193.51
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y		Fireplace Type: Mantel			Fireplace Fuel: Gas	Lowr:	92.28	993.30
Parking:	Double Garage Attached						BIGd:		
Garage Dim:				Prk Encl/Ttl: 2 / 4			Total A.G.:	110.88	1,193.51

Living Room:	3.66x3.05	M	Master Bedroom:	5.18x2.90	M	Second Living Room	3.66x3.51	L
Dining Room:	2.74x2.13	M	Bedroom 2:	3.35x2.44	M	Second Kitchen	3.66x3.35	L
Kitchen:	3.66x2.90	M	Bedroom 3:	4.27x2.44	M	Storage Room	2.74x1.83	L
Family Room:			Bedroom 4:	5.49x2.29	L			
Den:			Bedroom	3.96x3.68	L			
Bonus Room:								

Flooring: Carpet, Ceramic Tile, Hardwood
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl, Wood
Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Deck, Gazebo

Site Influences: Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Goods Included: Dryer, Freezer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Restrictions: None Known

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

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

Total Lot M2: **Lot Shape:** Rectangular **Lot Dimen:**
Frontage: **Depth:**
Conform: **Conform Yr:** **Zoning:**
Taxes: \$3,096.86 2018 **Front Expos:** East
Local Improve: