



Edmonton 27 Baturyn **LP: \$189,900**
17121 109 ST NW **SP:** **ACTIVE** M

List ID #: E4289596 **Type:** Townhouse
DOM: 0 **Style:** 2 Storey
Rms Abv Gd: 6 **Year Blt:** 1977
Bedrms: **Above:** 3 **Ttl:** 3 **Basement:** Full
Baths: 1 / 1 **Bsmt Dev:** Fully Finished
Total Flr (SF): 1,063.91 **Total Flr (M):** 98.84

This 2-storey, fully finished, fully renovated Townhouse (2016) in Baturyn, is move in ready. Large, tiled front foyer with laminate flooring main floor. Living room & dining room open concept with a stone fireplace feature wall. Kitchen with stainless steel appliances, granite countertops, tile backsplash & soft close cabinets (all 2016). For your guest, a 2-piece powder room completes this floor. Upstairs boasts large primary bedroom & 2 additional bedrooms – full 4-piece bathroom with large mirrored linen closet. Downstairs is fully finished with newer carpets (2018), great second living room space, laundry room & storage space. Enjoy your west facing fully fenced front yard with green space for the pets & BBQ's at night. High efficiency furnace(2015), Washer/Dryer(2018), Shingles(2018), Hot Water Tank(2018), Carpet in basement(2018), Complex newer windows & 1 outdoor stall. Quick access to 97St & Anthony Henday. Many amenities close & walking distance to public transport. Pets allowed.

Directions:

Virtual Tour: <https://vimeo.com/676418574> **Brochure:** <http://www.17121-109st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	45days/neg	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy: Seller		Main:	49.42	531.96
Ensuite		0	0	0	0	0			Upper:	49.42	531.96
Addl Rms:	0	Finished Lvl: 3					Garage Dim:		AbGd:		
Fpl:	Yes	Fpl Fuel: Electric					Elem Schl:		Lowr:		
Fpl Type:	Stone Facing						Jr High Schl:		BIGd:	43.77	471.14
Parking:	220 Volt Wiring, Off Street, Stall						High Schl:		Total A.G.	98.84	1,063.91

Living Rm:	4.57x3.66	M	Primary Bdrm:	3.66x2.74	U
Dining Rm:	3.81x2.44	M	Bedrm 2:	2.74x2.74	U
Kitchen:	3.05x2.29	M	Bedrm 3:	2.74x2.44	U
Family Rm:	3.96x3.35	B	Bedrm 4:		
Den:			Laundry Room	1.83x1.52	B
Bonus Rm					

Flooring: Carpet, Ceramic Tile, Laminate Flooring **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stucco **Remodel:**
Site Infl: Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Laundry-In-Suite, Parking-Visitor, Patio

Goods Incl: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** \$322.26 **HOA:**
Prop Class: Condo Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution
Condo Name: Cedar Mills
Prk Encl/TTL: / 1 /

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos: West	
Taxes: \$1,729.90	Tax Yr: 2020	Local Improv:	/Yr: