

RESIDENTIAL

12026 95 ST NW

ACTIVE

LP: \$347,500



Property Class: Condo
Area: Edmonton
Community: Alberta Avenue
Building Type: Half Duplex
Style: 2 Storey
Legal Plan: 1822324 **Blk:** **Lot:** **Unit:** 2 **UF:**
Linc #: 0038019246
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** PHLB



Please Note Bonus Commission Key box is to the right of the property on water tap. Please take off shoes upon entry, property has been professionally cleaned. No condo fees. Professionally measured to RMS standards. Thank you for showing!

BRAND NEW! QUALITY BUILT! TURN-KEY! Beautiful 2-storey half-duplex with 3 bedrooms, 3.5 baths, fully finished basement, with almost 1,600 sq ft of living space, detached garage, and a fully fenced and landscaped backyard! Located on a quiet quaint tree-lined street with quick access to all amenities: downtown, NAIT, Royal Alex, Kingsway, Commonwealth, Yellowhead, parks, shopping, & a 10 min bike ride to the River Valley! A masterful design home featuring a stunning functional open floor plan loaded w/ luxury including: laminate flooring on main, upgraded soft-close cabinets, island w/ bar style seating, quartz counter-tops, new stainless steel appliances, upgraded pot-lights, modern corner electric fire place, & an abundance of windows! Upstairs, enjoy, dueling spacious master suites w/ walk-in closets, & a stacked washer & dryer! A F/F basement w/ 9' foot ceilings, 3 piece bathroom, 3rd bedroom, & 2nd living area. New Home Warranty! Enjoy the video tour of your new home!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels:	3	
Baths:	0	1	1	0	0	0	Ensuite Bath:	0	1	1	0	0		Level:	SqM:	SqFt:
Addl Rms:	0						Bdrms Above:	2			3			Main Level:		
Living Rm:	3.11 x		M	Master Bdrm:	3.07 x	U	Storage Room						B	Upper:		
Dining Rm:	2.39 x		M	Bedroom 2:	3.15 x	U	Laundry Room						U	Above Grade:		
Kitchen:	2.59 x		M	Bedroom 3:		B	Second Family						B	Lower Level:		
Family Rm:				Bedroom 4:										Below Grade:		
Den:				Bonus Rm:										Total A.G.:	94.00	1,011.82

Fireplace Y/N:	Y	F/P Fuel:	Electric	Fireplace Type:	Corner, Insert
Heating:	Forced Air-1	Heat Source:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Ceiling 9 ft., Closet Organizers, Laundry-In-Suite, No Animal Home, No Smoking Home, Secured Parking, Vinyl Windows, See Remarks, HRV System			Flooring:	Carpet, Laminate Flooring
Goods Excluded:				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer			Lot Shape:	Rectangular
Site Influences:	Back Lane, Public Transportation, Schools, Shopping Nearby			Front Exp:	E
Parking:	Single Garage Detached			Frontage:	
Virtual Tour:				Tax Amt/Yr:	\$1,653.00 / 2017
Brochure:				Zoning:	
				Elem. School:	Delton
				Jr High School:	Spruce Avenue
				Sr High School:	Victoria
				Other School:	

Condo Name:	No Name	Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:	D	Park Plan Desc:			
Condo Fee:	\$0.00	Condo Fee Incl:	See Remarks						

HOA Fee: **HOA Fee Incl:**

Seller Name:	C/O Listing Brokerage	Appointment:	Alarm/Security, Ksafe-Call Before Showing, Must Confirm
Appt Name:	Sheena Millard	Appt Phone:	780-920-6276
List Agent:	Jason Paul - Ph: 780-903-3847	Listing Date:	3/13/2019
Agent E-mail:	jp@jasonpaul.com	Agent URL:	http://www.jasonpaul.ca
List Office:	MaxWell Progressive - Off#: 780-478-5478	Occupancy:	New; Never Occupied DOM: 0
List Agent 2:		Possession:	
List Office 2:		Possession Days:	15
		Possession Notes:	Negotiable
		Co-Operating Commission:	6.5% \$100k + 1.5% BAL

Pending Date:		Sold Price:		Input Date:	3/13/2019 2:45 PM
Sold Date:		Adjustmnt Date:		Expiration	9/30/2019
Buyer Agent:		Buyer Agent 2:			
Buyer Office:		Buyer Firm 2:			

03/13/2019

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0