

Edmonton		**Strathcona**	**LP: $99,900**
10015 83 AV NW		T6E 2C3	SP:

ACTIVE

Listing ID #	E4514278		
Building Type	Lowrise Apartment		
Style	Single Level Apartment	**Sold Date**	
Year Built	1966	**Bedrooms Above**	1
Full Baths	1	**Bedrooms Total**	1
Half Baths	0	**Basement**	None
Total Baths	1.0	**Basement Dev**	No Basement
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 450.58	**Tot Flr AG SqM**	41.86

Investors & students alert - this condo is conveniently located on a quiet street close to the university & steps to transit! Step into the foyer of this one-bedroom condo and you'll see durable laminate flooring throughout. Entertain friends in the bright & contemporary kitchen, outfitted with sleek white cabinets and appliances. Open to the living & dining rooms, the kitchen has plenty of space - there is extra room to add an island with bar seating. Never share laundry machines again with your own in-suite Euro-style washer & dryer. Live a short walk to the river valley, farmer's market & the bars and restaurants on Whyte Avenue, while a city bus stop steps away provides easy access to downtown, the University of Alberta & Faculte Saint Jean. Reasonable condo fees include heat & water in this well-managed building. Photos are virtually staged.

Directions

Living Room		**Bedroom 3**		**Bath#**	**#pcs**	**Lvl**	**Ens**	**Level**	**SqM**	**SF**
Dining Room		**Bedroom 4**		**1**	4	M	No	**Main**		
Kitchen				**2**				**Upper**		
Family Room				**3**				**Above Grd**		
Den				**4**				**Lower**		
Bonus Room				**5**				**Below Grd**		
Primary Bedrm	M			**6**				**Tot Flr AG**	41.86	450.58
Bedroom 2				**7**				**# Finished**	4	

Heat Source	Water	**Construction**	Wood Frame
Heat Type	Baseboard	**Basement**	None / No Basement
Foundation	Concrete	**Separate Ent**	
Roof Type	SBS Roofing System	**2nd Suite**	**Permit By Seller**
Exterior	Brick	**Garage Suite**	**Permit**
Flooring	Ceramic Tile, Laminate Flooring	**Garden Suite**	**Permit**
Features	Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, Parking-Plug-Ins, Security Door, Security Window Bars, Vinyl Windows	**Lot Shape**	**Front Expsure** North
		Lot Size SqM	**F x D (m)** x
		Zoning	
		Tax Amount	$1,243.62 / 2026
		Conform Type	
		Conform Year	
Goods Incl	Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric, All Window Coverings	**Goods Excl**	
		Warranty	
		Fireplace	
Site Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Stall	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	/ **Garage Dim**

Condo Name	Chinook Condominiums	**Floor Location**	Below Grade	**Floor#**	1
Condo Fee	$325.20 **Fee Schedule** Monthly	**#Floors in Build**	4	**Elevator**	No
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common	**Balcony/Terrace**	No	**Min Age**	
		Titled Storage			
		Parking Type	Assigned		
		Unit Exposure	W		